



957 sq.ft. (87.1 sq.m.) approx.

111 sq.ft. (10.3 sq.m.) approx.


164 Gunthorpe Road, Gunthorpe PE4 7DS
£325,000


*** 5 BEDROOM EXTENDED HOME *** " The perfect family home await's! Heavily extended and within close proximity to both primary and secondary schools, this 5 bedroom home eagerly awaits its new family. Featuring a spacious kitchen/breakfast, dining room, family room, living room, utility room, downstairs WC, 5 bedrooms with an en-suite to bedroom one, family bathroom and fantastic family perks such as the hot tub. This unique property is certainly one of a kind. EPC Currently Unavailable/ Council Tax Band-C ".

ENTRANCE

Door to front, built in storage and radiator.

KITCHEN / BREAKFAST ROOM

13' 4" (min) 16' 3" (max) (4.06m x 4.95m) x 20' 7"(max) (6.27m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, breakfast bar, wall mounted boiler, space for a cooker, space for a fridge / freezer and radiator. UPVC double glazed window to rear and French door to rear.

UTILITY ROOM

8' 7" x 9' 0" (2.62m x 2.74m) (approx) Fitted with base sink unit, plumbing for a washing machine, space for a tumble dryer, space for fridge / freezer and radiator. Window to side.

CLOAKROOM

3' 0" x 5' 1" (0.91m x 1.55m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FAMILY ROOM

10' 8" x 16' 2" (3.25m x 4.93m) (approx) Two slanted windows, door to rear, window to rear and open into:-

DINING ROOM

9' 8" x 14' 6" (2.95m x 4.42m) (approx) Open space understairs storage area, storage cupboard and radiator.

LIVING ROOM

11' 1" x 16' 3" (3.38m x 4.95m) (approx) Two Windows to front and radiator.

FIRST FLOOR LANDING

Storage cupboard and radiator. Window to front.

BEDROOM 1

14' 2" x 12' 5" (4.32m x 3.78m) 9' 6" x 15' 3" (2.90m x 4.65m) (approx) Window to rear, built in wardrobes and radiator.

EN-SUITE

5' 3" x 5' 6" (1.60m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to rear.

BEDROOM 2

7' 3"(min) 10' 0"(max) (2.21m x 3.05m) x 14' 3" (4.34m) (Irregular Shape) (approx) Window to front.

BEDROOM 3

12' 0" (max) (3.66m) 9' 9" x 13' 1" (2.97m x 3.99m) (approx) Window to front and radiator.

BEDROOM 4

6' 8" x 10' 1"(max)(2.03m x 3.07m) (approx) Window to rear and radiator.

BEDROOM 5

8' 0" x 6' 0" (2.44m x 1.83m) (approx) Window to front and radiator.

BATHROOM

5' 8" x 6' 9" (1.73m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over. Window to rear.

OUTSIDE

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

