


Buttermere Place, Gunthorpe PE4 7DW
£335,000


*** EXTENDED HOME WITH FANTASTIC LIVING SPACE *** " Generously extended, this 3 bedroom detached home features a open plan kitchen/breakfast space, dining area, family area, living room, utility room, WC, 3 bedrooms, bathroom and a garage. Viewings are essential to appreciate this RARE FIND! This home is located in the North of Peterborough (PE4), which is close to local schools and easy access to major transport links. Council Tax Band - C / EPC Energy Rating - C".

ENTRANCE

12' 7" x 6' 0" (3.84m x 1.83m) (approx)
Door to front, radiator, understairs cupboard and stairs to first floor.

LIVING ROOM

14' 0" x 12' 8" (MAX) (4.27m x 3.86m) (approx)
Window to front and radiator.

KITCHEN

10' 2" x 11' 2" (3.10m x 3.40m) (approx)
Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, 4 ring gas hob, integrated double oven, integrated fridge and integrated dishwasher. Window to rear and velux window.

BREAKFAST ROOM

10' 4" x 8' 6" (MIN) (3.15m x 2.59m) (approx)
Two radiators, open into:

DINING ROOM

8' 4" x 8' 6" (2.54m x 2.59m) (approx)
Radiator, open into:

FAMILY AREA

8' 4" x 11' 2" (2.54m x 3.40m) (approx)
Window to side, French doors to rear, velux window and radiator.

OFFICE

8' 1" x 7' 0" (2.46m x 2.13m) (approx)
Door to garage.

W/C

3' 3" x 3' 6" (0.99m x 1.07m) (approx)
Low level W/C, wash hand basin and radiator.

UTILITY

9' 4" x 8' 0" (2.84m x 2.44m) (approx)
Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, radiator, space for washing machine and space for dryer. Door to rear and window to rear.

FIRST FLOOR

Window to side and cupboard with radiator in.

BEDROOM ONE

9' 0" (MIN to wardrobe) (2.74m) 11' 2" (MAX to wardrobe) x 13' 0" (3.40m x 3.96m) (approx)
Window to front, radiator and built in wardrobes.

BEDROOM TWO

9' 7" x 10' 3" (2.92m x 3.12m) (approx)
Window to rear and radiator.

BEDROOM THREE

5' 0" (MIN) (1.52m) 7' 2" (MAX) x 7' 9" (MAX) (2.18m x 2.36m) (approx)
Window to front and radiator.

BATHROOM

8' 7" x 5' 5" (2.62m x 1.65m) (approx)
Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle and bath. Window to rear and heated towel rail.

GARAGE

18' 1" x 8' 2" (5.51m x 2.49m) (approx)
Up and over door to front.

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.

