


Burghfield Green, Gunthorpe PE4 7AW
£350,000


*** 4 BEDROOM DETACHED HOME! *** "A fantastic opportunity to purchase a 4 bedroom family home! Located close to Manor Drive Academy, this detached home features a garage, entrance hall, spacious living room, kitchen/diner, dining room, utility room, downstairs WC, 4 bedrooms with an en-suite to bedroom one and a family bathroom. It has had a refitted cloakroom and en-suite since being brought - the home really is beautifully presented throughout! EPC Energy Rating - C /Council Tax Band -D ''.

ENTRANCE

Door to front, two windows to front, radiator and stairs to first floor.

LIVING ROOM

10' 9" x 21' 2" (3.28m x 6.45m) (approx) Window to front, French doors to rear and two radiators.

DINING ROOM

9' 3" x 11' 6" (2.82m x 3.51m) (approx) Window to front and radiator.

KITCHEN / DINER

9' 6" (min) (2.90m) 11' 4" (max) x 11' 6" (3.45mx3.51m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, integrated dishwasher, space for a fridge / freezer and radiator. Window to rear.

UTILITY ROOM

5' 0" x 8' 4" (1.52m x 2.54m) (approx) Fitted with a range of base units with work surface over, plumbing for a washing machine, wall mounted boiler and radiator. Window to rear and door to rear.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BEDROOM 1

10' 9" x 12' 4" (3.28m x 3.76m) (approx) Window to front and radiator.

EN SUITE

5' 8" x 4' 9"(min) (1.73m x 1.45m) 8' 2" (max) (2.49m) (L- Shape) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

BEDROOM 2

11' 0" (3.35m) 9' 9" (min) x 11' 2"(max) (2.97m x 3.40m) (approx) Window to front and radiator.

BEDROOM 3

11' 1" (3.38m) 7' 7"(min) x 11' 1" (max) (2.31m x 3.38m) (approx) Window to rear and radiator.

BEDROOM 4

10' 1" x 9' 3"(min) (3.07m x 2.82m)10' 5" (max) (3.17m) (approx) Window to rear and radiator.

BATHROOM

5' 5" x 7' 8" (1.65m x 2.34m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to rear.

GARAGE

9' 4" x 17' 6" (2.84m x 5.33m) (approx)

OUTSIDE

The rear of the property has fencing, laid to lawn and paved patio.

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.

AGENT NOTES

The property has a management company that is First Port where they charge £215.00 (approx) per year. These fluctuate and we cannot confirm the amount for the future.

