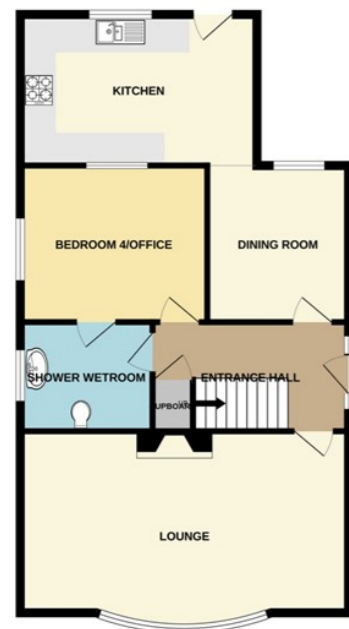




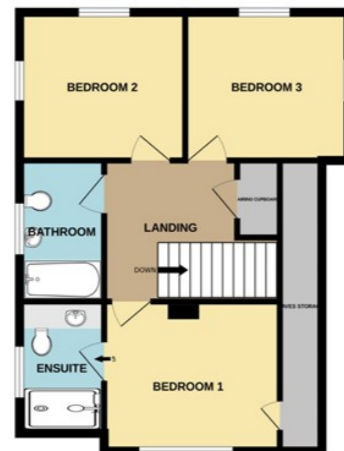
56 Coniston Road, Gunthorpe PE4 7UL

£350,000

GROUND FLOOR



1ST FLOOR



*** EXTENDED CHALET BUNGALOW *** " Located within walking distance to Cuckoo's Hollow, primary schools, bus routes and a shop, this 3/4 bedroom chalet bungalow awaits it's new owner. Featuring ample off road parking, garage, entrance hall, living room, dining room, kitchen, bedroom 4/additional reception room, downstairs wet room, 3 additional bedrooms on the 1st floor with an en-suite to bedroom one and a family bathroom. This home has been beautifully maintained and must be viewed to be appreciated. EPC Energy Rating - D/Council Tax Band - C "

ENTRANCE HALL

Door to side, cupboard, radiator and stairs to first floor.

LOUNGE

21' 4" x 11' 9" (6.50m x 3.58m) (approx.) UPVC double glazed bay window to front, fireplace, radiator and coving to ceiling.

BEDROOM 4 / OFFICE

11' 7" x 10' 4" (3.53m x 3.15m) (approx.) UPVC double glazed windows to side, UPVC double glazed window to kitchen and radiator.

ENSUITE / WET ROOM

7' 7" x 7' 1" (2.31m x 2.16m) (approx.) Fitted with a three piece suite comprising low level W/C, wash hand basin, walk in shower and radiator. UPVC double glazed window to side, Door to entrance hall.

DINING ROOM

10' 2" x 9' 2" (3.10m x 2.79m) 10' 2" x 9' 2" (3.10m x 2.79m) (approx.) UPVC double glazed window to rear, radiator and coving to ceiling. Door to:-

KITCHEN

15' 2" x 9' 9" (4.62m x 2.97m) (approx.) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, gas hob, with extractor fan over, space for a fridge/ freezer, plumbing for a washing machine, space for a tumble dryer and radiator. UPVC double glazed window to rear, door to rear.

FIRST FLOOR LANDING

Cupboard with boiler enclosed.

BEDROOM 1

11' 9" x 11' 9" (3.58m x 3.58m) (approx.) UPVC double glazed window to front, cupboard in eaves and radiator.

ENSUITE

10' 9" x 9' 7" (3.28m x 2.92m) (approx.) Fitted with a three piece suite comprising vanity unit with low level W/C, wash hand basin with mixer tap, double shower and radiator. UPVC double glazed window to side.

BEDROOM 2

10' 9" x 9' 1" (3.28m x 2.77m) (approx.) UPVC double glazed window to side, UPVC double glazed window to rear, radiator and coving to ceiling.

BEDROOM 3

10' 5" x 9' 1" (3.17m x 2.77m) (approx.) UPVC double glazed window to side, UPVC double glazed window to rear, radiator and coving to ceiling.

BATHROOM

9' 2" x 5' 7" (2.79m x 1.70m) (approx.) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath, radiator and coving to ceiling. UPVC double glazed window to side.

OUTSIDE

The front of the property has a driveway leading to a garage offering parking, laid to lawn, gravel area and mature shrubs. The rear of the property has fencing, laid to lawn, gravel area, patio area and shrubs.

GARAGE

A single garage with up and over door, electric lights and sockets.

AGENT NOTE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	83

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.