

## Malvern Road, Gunthorpe, Peterborough (no. agt\_sale\_33)



£229,995.00



Malvern Road, Gunthorpe,  
Peterborough, PE4 7TT



3ch.

City	Peterborough
Bedrooms	3
Council tax band	A
Tenure	Freehold

The property comprises of a lounge/diner, modern and stylish kitchen, cloakroom, 3 double bedrooms, family bathroom and lovely rear garden. There are multiple primary and secondary schools local to the property, with good OFSTED reports. There are some local supermarkets and also a small retail park close by. Council Tax Band:- A  
Tenure:- Freehold EPC Rating:- C Front Garden The front of the property is a very good size, with space for multiple vehicles. It is laid to a lovely grey stone gravel. There is also a path, leading to the front door, which is laid to patio slabs. Hallway The entrance hallway is light and bright. It is a good sized space, with a small radiator to the left of the front door. As you walk in, the lounge is situated to the left, the stairs are just off to the left. The kitchen is situated at the end of the hallway, with the understairs cupboard to the left, just before the kitchen. There are spotlights to the ceiling. The hallway flooring is laid to a light wood laminate and the stairs are laid to carpet. Lounge The lounge is situated to the front of the property, leading off from the entrance hallway. The room is a large size, with a big window overlooking the driveway. There is a big chimney breast, with built in shelving on both sides. The room is light and bright. There are spotlights to the ceiling and the flooring is laid to carpet. Kitchen The kitchen is situated to the rear of the property. It is to a very high, modern and stylish standard. The kitchen is a good size and spans the width of the house. There is plenty of worktop space and there are both base and eye line units, with lights underneath. There is a big window, overlooking the garden. There is a built in electric hob and oven. There is also an integrated dishwasher. There is space for an American style double fridge freezer. The back door is to the right end of the kitchen, with access straight into the garden. Also to the end of the kitchen, there is a storage cupboard, with shelving and space for a washing machine. The downstairs cloakroom is also straight off the kitchen. The flooring is laid to a light wood laminate. Downstairs Cloakroom The cloakroom is situated to the rear of the property. It leads off from the kitchen. It comprises of a wc and hand basin, with built in storage underneath. The flooring is laid to the same laminate as the kitchen. Landing The landing is very spacious, with all upstairs rooms leading off from it. There are spotlights to the ceiling and access to the loft as well. There is an airing cupboard, with good storage space. The flooring is laid to carpet. The boiler is newly fitted with 7 years warranty and is situated in the loft, which is fully boarded and easily accessible. Master Bedroom The master bedroom is situated to the front of the property. It is a very large double room. Bedroom 2 Bedroom 2 is situated to the rear of the property. It is a large size double room, with views

*overlooking the garden. There are various electrical points, as well as tv aerial point. There are spotlights to the ceiling and the flooring is laid to carpet. Bedroom 3 Bedroom 3 is situated to the front of the property. It is a very good size for a third bedroom and could easily fit a double bed in it. It has a built in storage cupboard and the flooring is laid to carpet. There are two windows, overlooking the front garden. There are various electrical points, as well as tv aerial point. There are spotlights to the ceiling and the flooring is laid to carpet. Family Bathroom The family bathroom is situated to the rear of the property. It is completed to a high standard, with bath, wc, hand basin and separate shower cubicle. There are spotlights to the ceiling. The walls are both tiled and painted and the flooring is laid to tiles. Rear Garden The garden is to the rear of the property and is accessible via the back door off the kitchen. It is a very good size and is laid to both lawn and patio slabs. There is a good sized patio area to the rear, which makes for the perfect outdoor entertaining area. The garden is secured by fence panels all round. Access through the shared alley to the front of the property. No access for neighbour through garden, so a fully secured rear garden.*