



Chiltern Rise, Gunthorpe, PE4 7TB



Two Bedrooms



75 sqm / 807 sqft



Family Bathroom, Shower to Master, Downstairs WC



A fantastic first time buyer or family home awaits you at this much loved two bedroom semi-detached home at Chiltern Rise, Peterborough.

Upon entrance to the home is the bright and airy hall leading into the lounge diner. The lounge is flooded with light from a large window looking onto the front of the property and is of good size to fit furniture such as sofas for socialising and a dining table for those family meals. The kitchen has been modernised and fitted with tasteful units including an eye-level oven and an induction hob with extractor fan above. Off the kitchen is the rear porch with storage under stairs, with enough space to fit a fridge freezer. The utility room houses the nearly new combi-boiler and has plumbing for a washing machine as well as electrical points for further appliances. To the rear is the downstairs cloakroom, recently renovated with neutral decor, modern sanitaryware and includes a small towel rail. A boot room sits to the side of the home with access to the front and rear of the property.

Upstairs is home to two bedrooms and the family bathroom. The master bedroom is of generous proportions and features wall to wall built in sliding wardrobes, an additional storage cupboard and a handy shower cleverly placed in a nook above the stairs. Bedroom two is a double room with two built in wardrobes and views over the rear garden. The family bathroom serves the two bedrooms and houses a three piece suite.

Externally the rear garden is mostly laid to lawn with a patio area that hugs the home. Mature shrubs and plants line the frame of the garden and create a tranquil atmosphere. To the front of the home is a lawned front garden and off road parking.

This home will no doubt prove popular, please call us to arrange your viewing today.



Measurements:

Lounge - 4.49m x 3.98m / 14'9" x 13'1"

Kitchen - 3.82m x 1.99m / 12'6" x 6'6"

Utility - 1.3m x 2.06m / 4'3" x 6'9"

Downstairs Cloakroom - 1m x 1.38m / 3'3" x 4'6"

Boot Room - 1.32m x 5.68m / 4'4" x 18'8"

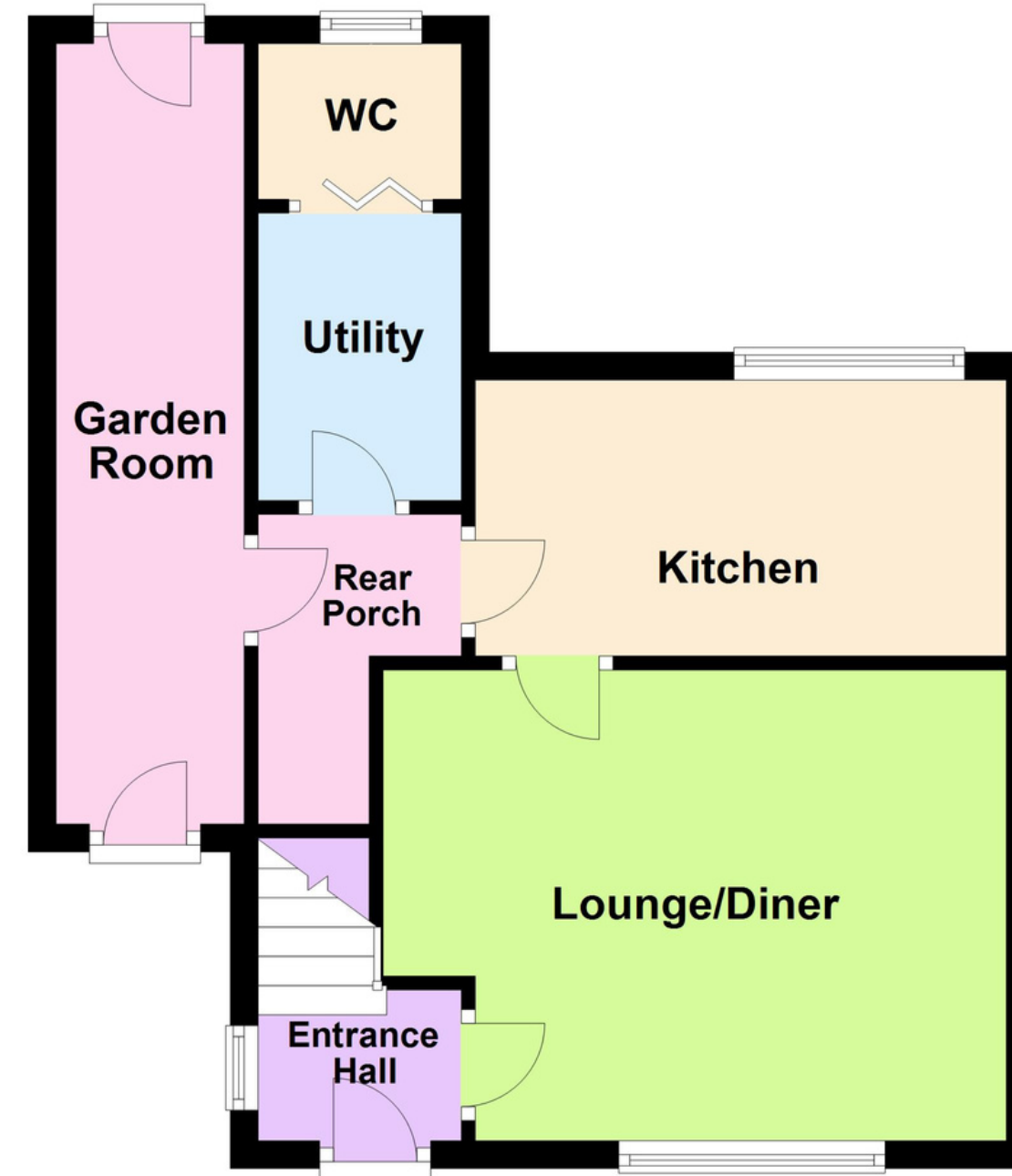
Bedroom One - 3.88m x 2.91m / 12'9" x 9'7"

Bedroom Two - 3.41m x 2.53m / 11'2" x 8'3"

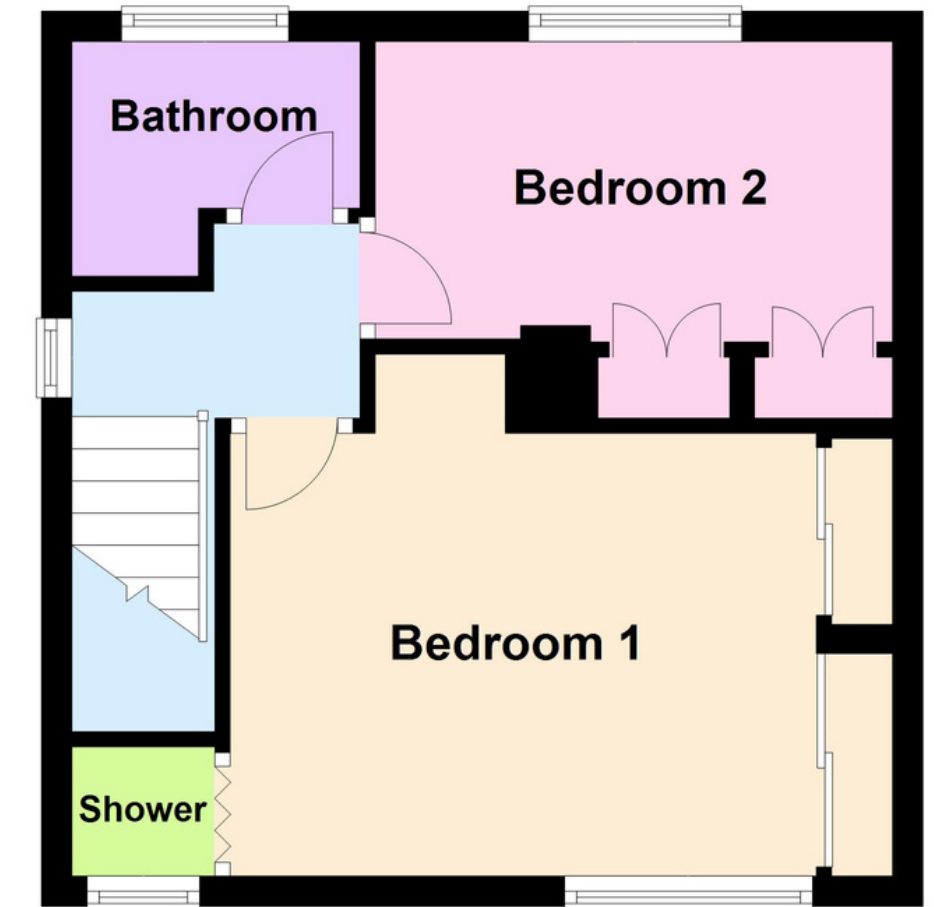
Family Bathroom - 1.88m x 1.32m / 6'2" x 4'4"

- Two Double Bedrooms
- Off Road Parking
- Generous Living Space
- Lounge / Diner
- No Onward Chain
- Good Sized Mature Garden

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To hear more about Chiltern Rise
Please call 01733 893 520