Borrowdale Close

Peterborough, PE4 7YA

3 2 3 3

Offers In Excess Of £375,000 - Freehold, Tax Band - C

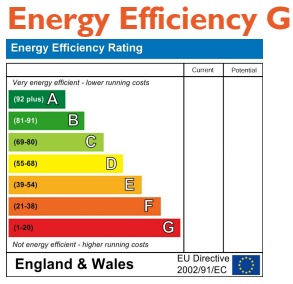
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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A stunning and versatile detached chalet bungalow situated in the popular Gunthorpe area of Peterborough, offering beautifully extended and fully refurbished accommodation presented to an exceptionally high standard throughout. Boasting a striking vaulted kitchen/dining room with quartz worktops, luxurious bathrooms, and flexible living space currently arranged to include a successful childcare facility, this exceptional home also benefits from a private, low maintenance garden, ample off-street parking, and a detached garage. A rare and adaptable property offering something for everyone — early viewing is essential.

A truly exceptional and versatile detached chalet bungalow, beautifully positioned on Borrowdale Close in the sought-after area of Gunthorpe, Peterborough, offering superbly extended and meticulously refurbished accommodation throughout, having been transformed to an exacting standard during the current ownership. Upon entering, the welcoming entrance hall sets the tone for the quality found throughout, providing access to the principal ground floor accommodation and staircase rising to the first floor. To the left, the generous living room offers a wonderful family space, flowing seamlessly through to a stylish shower room, perfectly positioned to serve the ground floor bedroom accommodation. The heart of this remarkable home is undoubtedly the stunning kitchen/dining room, a true showpiece featuring striking vaulted ceilings that flood the space with natural light, complemented by sleek quartz worktops and high-quality fitted units, creating a sociable hub ideal for entertaining and everyday family life alike, with a handy utility room positioned conveniently just off this space. A versatile study provides the perfect setup for those working from home, while the impressively proportioned play room offers wonderfully flexible accommodation, currently utilised as part of a successful childcare facility run from the property, demonstrating the fantastic adaptability this home has to offer for a range of lifestyle and business needs. Bedroom three completes the ground floor, offering comfortable and private accommodation. Rising to the first floor, a bright landing leads to the impressive master bedroom, a generous double room offering excellent proportions, alongside bedroom two, a further well-appointed double, both served by a beautifully appointed and luxurious bathroom finished to a high specification. Outside, the property continues to impress with a low maintenance, private rear garden, offering a wonderful outdoor retreat requiring minimal upkeep, perfect for relaxing or entertaining without the demands of extensive gardening. To the front, ample off-street parking leads to a useful detached garage, providing excellent additional storage or parking solutions. This exceptional home represents a rare opportunity to acquire a beautifully presented and endlessly versatile property, suited equally to family living or continued business use, and early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Entrance Hall
1.19 x 6.08 (3'10" x 19'11")

Bedroom Three
4.20 x 2.43 (13'9" x 7'11")

Living Room
4.19 nx 5.88 (13'8" nx 19'3")

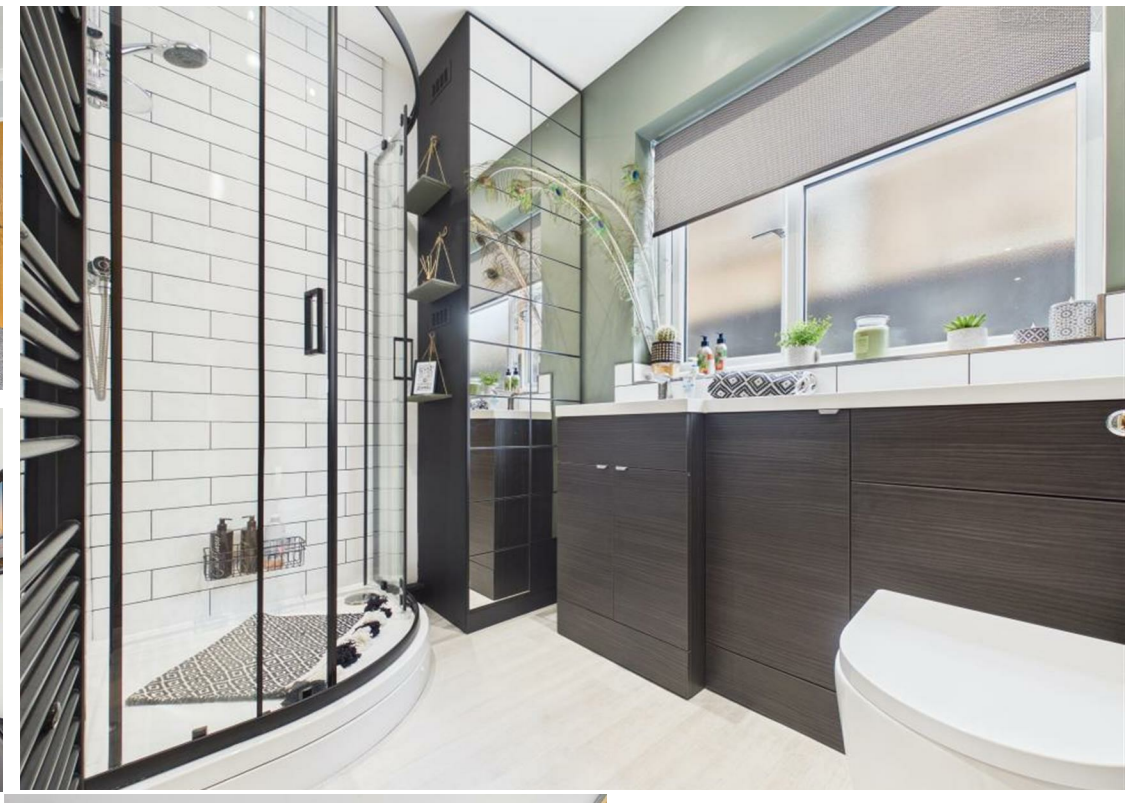
Play Room
3.62 x 5.23 (11'10" x 17'1")

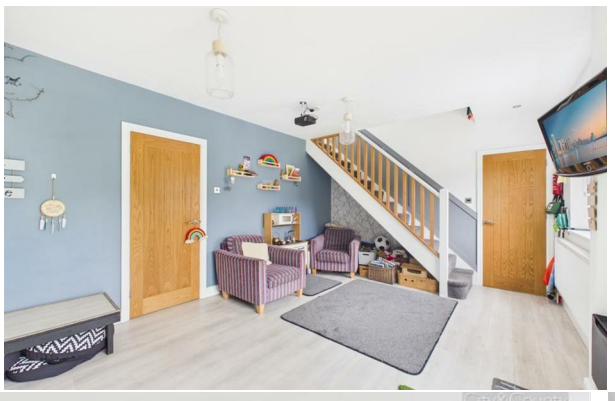
Shower Room
2.40 x 1.73 (7'10" x 5'8")

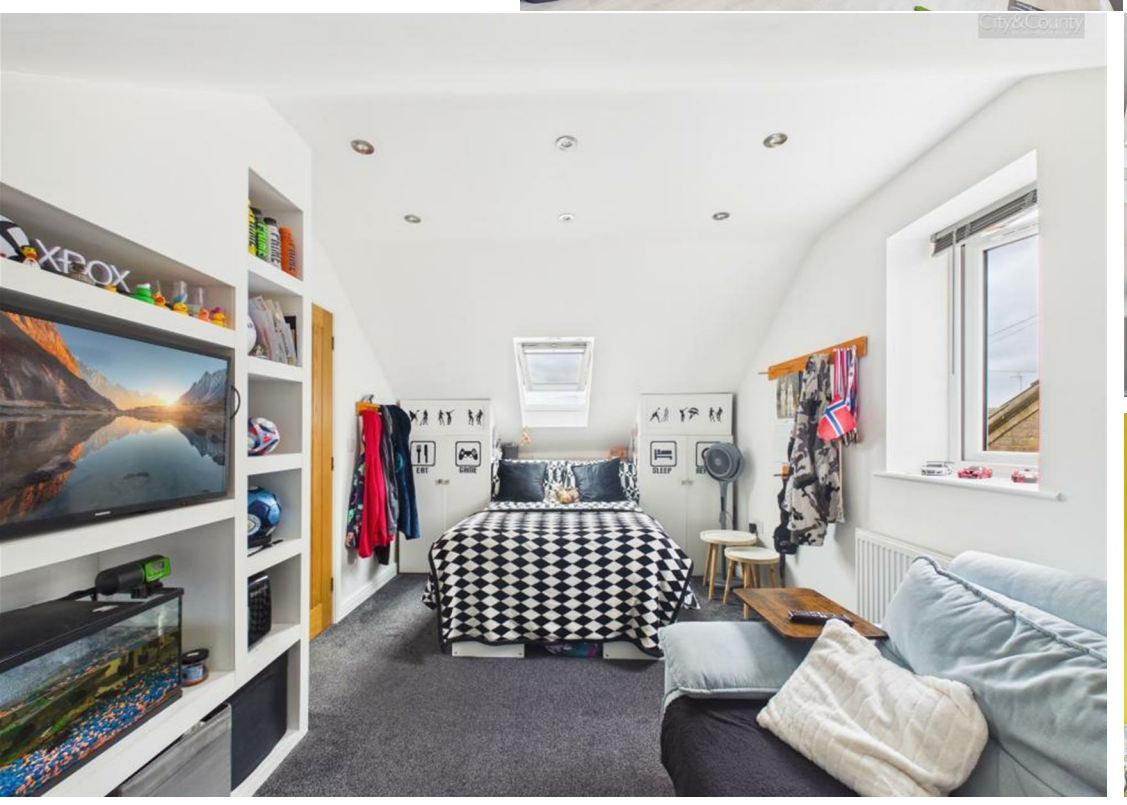
Kitchen/Dining Room
7.62 x 3.09 (24'11" x 10'1")

Utility Room
1.39 x 1.65 (4'6" x 5'4")

Study
1.95 x 3.05 (6'4" x 10'0")







Landing
1.56 x 1.60 (5'1" x 5'2")

Master Bedroom
5.03 x 2.95 (16'6" x 9'8")

Bathroom
2.17 x 2.63 (7'1" x 8'7")

Bedroom Two
3.05 x 4.17 (10'0" x 13'8")

Walk In Wardrobe To Bedroom Two
2.06 x 2.39 (6'9" x 7'10")

Garage
5.05 x 2.59 (16'6" x 8'5")

EPC - C
71/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.