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7 Derwent Drive
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Asking price £240,000

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Situated in the ever-popular residential area of Gunthorpe, this well-presented three-bedroom semi-detached home is offered to the market with No Forward Chain, making it an ideal purchase for first-time buyers, families, or investors alike.







The property enjoys a convenient location close to a range of local amenities including nearby shops, supermarkets, schools such as Gunthorpe Primary School and Norwood Primary School, regular public transport links, and excellent road access to the A15 and Peterborough City Centre.

Internally, the accommodation briefly comprises an Entrance Hall, a spacious Lounge, Kitchen, Utility Room, Ground Floor W/C, and a Conservatory overlooking the rear garden. To the first floor are two generously sized double bedrooms, a further single bedroom, and a modern family shower room.

Externally, the property benefits from a block paved driveway to the front providing off-road parking for up to three vehicles, whilst to the rear is a fully enclosed garden offering a good degree of privacy and an ideal space for entertaining or family enjoyment.

Further benefits include uPVC double glazing throughout and a gas combination boiler.

Council Tax Band: B

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Lounge - 13'11 x 16'7

Laminate flooring, radiator, uPVC double glazed window facing the front, gas fire.

Kitchen - 7'11 x 14'4

Carpeted flooring, radiator, uPVC double glazed window facing the rear. Fitted wall and base units, one and a half bowl sink with mixer tap and drainer, integrated electric oven, five ring gas hob with extractor over, space for dishwasher.

Lobby - 9'6 x 5'1

W/C - 2'9 x 5'2

Laminate flooring, radiator, heated towel rail.

Utility - 8'0 x 5'8

Carpeted flooring, frosted uPVC double glazed window facing the rear, uPVC double glazed window leading to garden.

Conservatory - 12'11 x 8'10

Laminate flooring, radiator, uPVC double glazed French doors to garden.

Landing -

Carpeted flooring, radiator, uPVC double glazed window to the side.

Bedroom One - 12'1 x 13'3

Laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two - 8'0 x 10'6

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 8'9 x 7'5

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Shower Room - 5'5 x 9'0

Laminate flooring, heated towel rail, standard WC, frosted uPVC double glazed window, wall mounted sink with vanity unit, walk in shower.

Front - Block paved driveway for three vehicles.

Garden - enclosed by timber lap fencing, combination of block paving, raised decking area and lawn with feature borders, side gate leading to driveway.

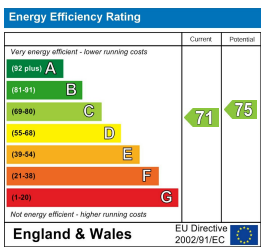
Area Map

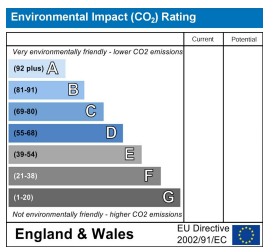


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract