





Property Description

This is a prime opportunity to secure a beautiful, detached residence located in Werrington village with excellent rail and road commute options available. The outstanding accommodation includes a downstairs cloakroom, lovely lounge leading into a fabulous conservatory which has doors leading into the garden. The kitchen/breakfast room is modern and benefits from built in appliances and a breakfast bar area. The upstairs accommodation comprises of three double bedrooms and a family bathroom with a four piece suite. The gardens are well maintained and the property benefits from a large driveway providing off road parking and a double garage. Only by viewing can one appreciate what this home has to offer. Please call 01733 579412 to enquiry further about this unique home.

Public notice: 'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

Entrance Hall

Half glazed decorative double glazed door into the main entrance. Radiator, telephone point, Karndean flooring, staircase to first floor landing, UPVC double glazed window to front, archway through to the kitchen/breakfast room and solid Oak doors into the lounge and cloakroom.

Cloakroom

Karndean flooring continuous from the entrance hall, being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, smooth ceiling with sensor recess lighting and patterned UPVC double glazed window to the side.

Lounge

17' 6" plus box bay x 11' 4" (5.33m plus box bay x 3.45m)

Double and single radiator, TV & telephone points, coving to smooth ceiling, UPVC double glazed French doors leading into the conservatory, UPVC double glazed box bay window to the front.

Kitchen / Breakfast Room

16' 6" x 11' 2" (5.03m x 3.40m)

Comprising a range of wall and base level units, worktops, one and a half single drainer sink with mixer tap over and tiled splashbacks. Two stainless steel NEFF ovens with open and under doors, NEFF five ring induction hob with a modern Cooke and Lewis extractor hood, integral NEFF washing machine, NEFF dishwasher and fridge freezer. Breakfast bar (could be removed if wanted), Karndean flooring, radiator, smooth ceiling with recess lighting and UPVC double glazed window to the rear. Archway through to the conservatory.

Conservatory

18' 4" x 10' 4" (5.59m x 3.15m)

Karndean flooring continuous from the kitchen/breakfast room. The conservatory is constructed of a brick base with UPVC double glazed windows surround and a peaked poly carbonate roof. Radiator, TV point, UPVC French doors into the rear garden.

First Floor Landing

Door into storage cupboard (with hanging rail and slated shelving). Smooth ceiling with loft access and doors off onto bedrooms and bathroom.

Master Bedroom

16' 6" x 10' 3" (5.03m x 3.12m)

Radiator, TV point, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Two

11' 7" x 9' 8" plus door recess (3.53m x 2.95m plus door recess)

Radiator, smooth ceiling and UPVC double glazed window to the rear

Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled and comprising of a four piece suite to include an oversized shower cubicle with sliding doors which has a mains fed shower, rainfall head, detachable hose and inset controls, an oversized wash hand basin with mixer tap over and set within a vanity unit, a WC with dual flush, plus a bath with mixer tap and shower attachment. Heated towel rail, smooth ceiling with recess lighting and extractor. Patterned UPVC double glazed windows to side and front.

Outside

To the front of the property is a granite gravel ornamental area which could be used for additional parking. the front garden is laid to lawn with planted borders. A double width driveway provides off road parking which in turn leads to the double detached garage.

To the side of the property are two timber built bike sheds and gated access to the rear garden.

The rear garden is laid to lawn with mature and established side borders and a flagstone paved patio area. Outside tap, external plug sockets. the garden is surrounded by a timber built fence.

Double Garage

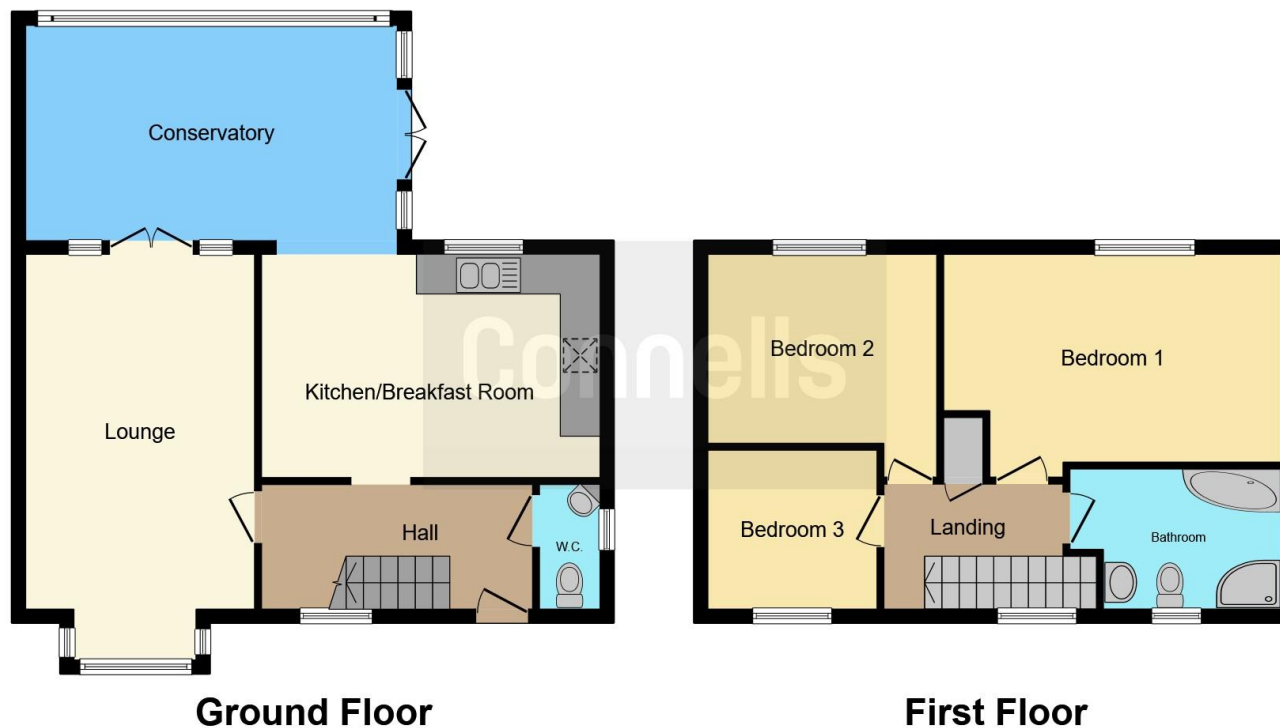
17' 4" x 16' 1" (5.28m x 4.90m)

Fitted with two remote control electric roller shutter doors. The gas boiler which services the hot water and central heating system, two frosted UPVC double glazed windows to side and rear. Storage to the eaves. power and lighting connected with a sensor security light to the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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