



Kilverstone, Werrington, Peterborough

Price: Freehold £400,000 offers in excess of

- No Chain
- Sought After cul de sac Location
- En Suite
- Garage
- Conservatory

EPC Rating: D



A well-presented detached family home, situated in the sought-after location of Werrington on the outskirts of Peterborough, close to local facilities, amenities including schooling.

Peterborough city centre and train station is 5.4 miles.

The property offers light, spacious and well maintained accommodation throughout, with the ground floor briefly comprising; entrance hall, cloakroom, a capacious open-plan living and dining room, a fitted kitchen and a large L-shaped conservatory with vaulted ceiling. Radiators in all rooms except the conservatory.

On the first floor, a landing gives access to the loft space and four generous bedrooms - Bedroom one benefits from a three-piece en-suite. There is also a re-fitted contemporary family bathroom.

Accommodation Includes

Entrance hall with under stairs storage.

Cloakroom with WC and sink.

Living Room

17'01" x 10'09" (Maximum inc box window) Electric fire.

Dining Area

10'5" x 9'01" Patio doors to conservatory.

Kitchen

14'09" x 11'02" (Maximum) Integral garage door.

Conservatory

21'01" x 14'11" (Maximum L-shaped room) Brick built conservatory with air conditioning, power and full blinds.

First Floor Landing

Bedroom One

13'03" x 12'10" (Maximum) Built-in triple wardrobe and a built-in double wardrobe.

En-Suite with WC, double depth shower, sink with vanity unit under.

Bedroom Two

12'01" x 8' (Maximum excluding recess) Built-in triple wardrobe.

Bedroom Three

9'06" x 9'03" (Maximum including fitted wardrobe) Built-in double wardrobe.

Bedroom Four

12'01" x 8'02" (Maximum L-shaped room)

Bathroom

WC, deep bath with shower over, sink with vanity unit under, bluetooth integrated audio system.

Garage

16'07" x 8'05" (Maximum) Electric roll shutter door.

Outside

The property sits on a good sized plot within established gardens, with a generous front lawn and a spacious driveway providing ample off road parking and a turning space, leading to an integral single garage.

The rear gardens are well-established, with a circular lawn with low-level walling to raised flower beds, a patio/seating area, a shed, greenhouse, outside cold water tap, outside power, water butt and side gated access to the front.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER204330 - 0005

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

**selling your property?
call us to arrange your
FREE MARKET APPRAISAL**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER204330 - 0005