







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 openplan 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

 $13'03" \times 12'10"$  (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

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

## Bedroom Three

 $9'06" \times 9'03"$  (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.

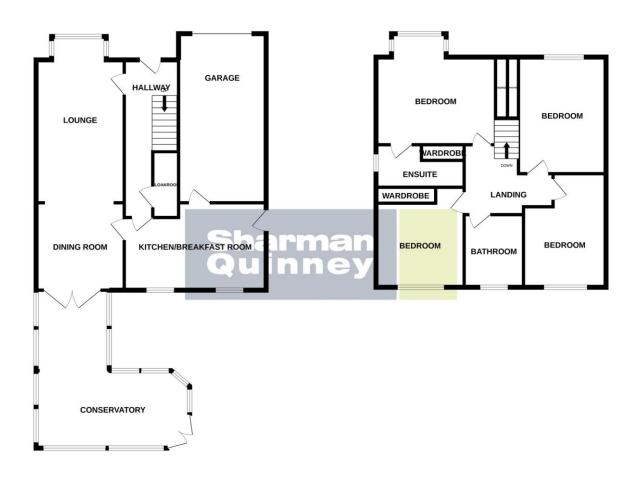






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GROUND FLOOR 1ST FLOOR



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