



Camelia Close, Werrington Village Peterborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



- No Chain
- Enclosed rear garden
- Four/Five bedrooms
- Off road parking
- Conservatory
- Garage
- Mortgage Advice Available In Branch

Ground Floor

PVCu double part glazed entrance door to:

ENTRANCE HALL

Under stairs storage cupboard, hive central heating control, stairs to first floor landing, doors to:

OFFICE/BEDROOM FIVE 2.54m x 2.41m (8'4" x 7'11")

PVCu window to the front, radiator.

CLOAKROOM

Fitted with a two piece suite comprising of low level WC and wash hand basin, obscure PVCu window to the front, radiator.



KITCHEN 4.55m x 3.94m (14'11" maximum x 12'11" maximum)

Fitted with oak base and eye level units with worktop space over, stainless steel sink unit with mixer taps, integrated washing machine, dishwasher, fridge/freezer, range cooker, tiled flooring, radiator, PVCu glazed door and PVCu windows to the side and rear, door to:

LOUNGE 3.94m x 3.63m (12'11" x 11'11")

PVCu window to the front, radiator, brick fireplace with coal effect gas fire, opening to:

DINING AREA 3.63m x 3.02m (11'11" x 9'11")

Doors into the conservatory, radiator.

CONSERVATORY 5.55m x 3.02m (18'3" maximum x 9'11" maximum)

Brick and PVCu construction with polycarbonate roof, French doors into the rear garden, fitted electric heater.

FIRST FLOOR LANDING

Loft hatch, part boarded loft, doors to:

BEDROOM ONE 3.63m x 3.63m (11'11" x 11'11")

PVCu window to the front, radiator, eaves storage cupboard.

BEDROOM TWO 3.63m x 3.33m (11'11" x 10'11")

PVCu window to the front, radiator.





Ground Floor

First Floor

BEDROOM THREE 3.02m x 2.72m (9'11" x 8'11")
PVCu window to the rear, radiator.

BEDROOM FOUR 3.02m x 2.41m (9'11" x 7'11" maximum)
PVCu window to the rear, radiator, airing cupboard.

FAMILY BATHROOM

Fitted with a four piece suite comprising of bath, corner shower cubicle, wash hand basin, low level WC, heated towel rail, tiling to walls and floor, obscure PVCu window to the rear.

SINGLE GARAGE 5.46m (17'11") x 2.72m (8'11")
uPVC window to the rear aspect, metal up and over door, power and light connected.

OUTSIDE

There is a front garden which is mainly laid to lawn, the driveway to the side leading to **SINGLE GARAGE** 5.46m x 2.72m (17'11" x 8'11") with power and light connected. The rear garden is enclosed and is mainly laid to lawn, patio, two sheds and a greenhouse.


To view this property call Sharman Quinney on:
01733 575757

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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