



Redbridge, Werrington Peterborough
Guide Price **£290,000** **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Garage
- Bathroom & Separate Ground Floor Shower Room
- Large Conservatory
- Solar Panels
- Amenities Within Walking Distance
- Detached Home
- Well Presented

Ground Floor

Entrance Hall.

UPVC door to the entrance hall, laminate flooring, stairs to the first floor and landing, storage cupboard under, radiator and doors to the following:

Shower Room

Fitted with a three piece suite comprising of a fitted shower cubicle, wash hand basin and low-level WC, UPVC double glazed window to the side, tiled walls and flooring.

Lounge

4.1m x 3.2m (13'4" x 10'4")

Feature polished stone fireplace surround with matching hearth, inset gas pebble fire, UPVC double glazed window to rear overlooking the conservatory, double radiator TV point, and coving to the ceiling.



Kitchen Diner

5.m x 2.8m (16'4" x 9'1")

One and a half bowl sink unit with mixer taps and drainer, UPVC double glazed window to the front, extensive range of fitted drawer and base units, fitted worktops, twin full height storage cupboards, housing recess for a large fridge freezer, recess and plumbing for both washing machine and a dryer, four ring stainless steel gas hob with stainless steel canopy extractor hood over, separate integrated oven and grill with cupboards above and below.

Matching wall cupboards, and UPVC door to the large conservatory.

Conservatory

6.5 m max x 2.9 max (21'3" x 9'5" maximum)

'P' shaped conservatory with low level brick base and UPVC double glazed windows above, matching UPOVC double glazed French door so the enclosed rear garden. Two radiators and a poly carbon roof. Tiled flooring.

First Floor

Landing.

Airing cupboard housing combination boiler. UPVC double glazed window the half landing with views of parkland. Doors to the following:

Bedroom 1

3.1 m x 2.9 m (10'1" x 9'5")

UPVC double glazed window to rear, three sliding doors to the built in wardrobe, radiator, laminate flooring, and coving to ceiling.

Bedroom 2

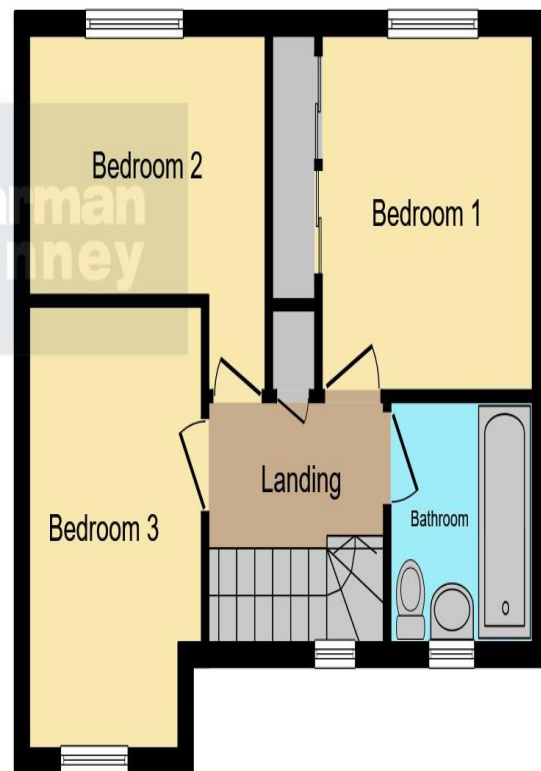
3.4m x 2.6 m (11'1"x 8' 5")

UPVC double glazed window to the rear, radiator, and laminate flooring.





Ground Floor



First Floor

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.

Bedroom 3

3.7m x 2.5m (12'1" x 8'2" maximum)

UPVC double glazed window to front with views over surrounding parkland, and radiator.

Bathroom

Contemporary three piece suite with panelled bath with plumbed in mains shower over and shower screen, tiled splash backs, vanity wash hand basin with mixer taps and integrated storage cupboards under, boxed in low level WC with further storage cupboard, fitted worktop, recess lighting and extractor fan to ceiling. Chrome wall mounted radiator/heated towel rack. UPVC double glazed window to the front. Ceramic tiled flooring.

Outside

Front

The property enjoys an open frontage with parkland beyond a mature hedge offering a high degree of privacy. There is a side gate that leads to an enclosed side garden area with patio area, raised flower and shrub beds and a further enclosed hedged off area for additional storage. This area could offer room to extend the property, (STP).

Rear

The rear garden offers a high degree of privacy with a part walled boundary to the rear. There is a central lawn area with a large paved patio area. Established raised flower and shrub beds. Gated rear access leads to a private drive way with off road parking, and in turn leads to a brick garage with up and over door. Power and light connected.


NB

This property is being offered with no onward chain. Various white goods are available by separate negotiation.

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