



Staverton Road, Werrington Peterborough
Guide Price £240,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain.
- Two Double Bedrooms
- Separate Lounge
- Refitted Contemporary Wet Room with underfloor heating.
- Large Conservatory
- Generous Off Road Parking and Garage.

Description

Entrance porch to double glazed door to entrance hall.

Entrance Hall

Radiator, pull down loft hatch and doors to the following:

Lounge

4.2m x 3.6m (13'9" x 11'9")

Stone fireplace surround and hearth with inset gas fire, UPVC double glazed window and matching French door to the conservatory. Double radiator and TV point.



Conservatory

4.4m x 2.9m (14'5" x 9'6")

A recent addition is the conservatory offering a brick base with UPVC double glazed windows to three sides, UPVC double glazed French door to the garden. UPVC double glazed roof, and TV point. Under floor heating.

Kitchen

2.8m x 2.5m (9'2" x 8'2")

Single drainer sink unit with mixer tap and tiled splash backs, UPVC double glazed window to the rear, range of fitted drawer and base units with matching wall cupboards. Fitted worktop. Extractor hood above recess for a free standing cooker. Plumbing and recess for a washing machine, below counter recess for a fridge, wall mounted gas boiler, and half glazed door to the rear. There is a pull out breakfast bar.

Bedroom 1

3.9m max x 3.1 min (12'9" x 10'2" min)

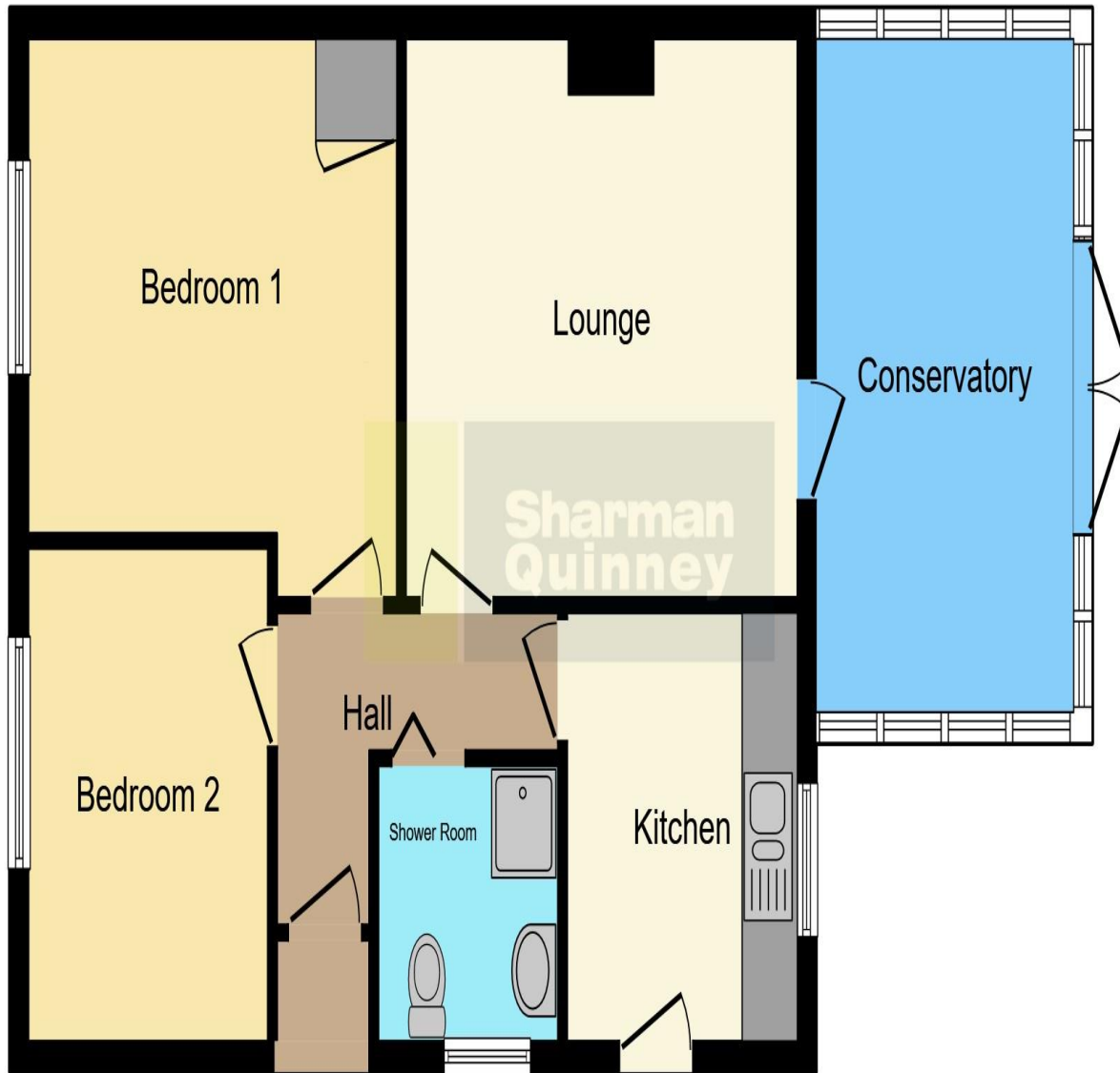
UPVC double glazed window to front, radiator, door to airing cupboard with hot water tank.

Bedroom 2

3.2m x 2.6m max (10'5" x 8'6" max)

UPVC double glazed window to front, and radiator.





Wet Room

A refitted contemporary three piece suite offering a shower area with electric shower over and curtain rail, wash hand basin, low level WC, under floor heating to the wet floor, fully tiled walls, extractor fan and UPVC double glazed window to the side.

Outside

Front

The front of the property has a low level retaining wall with inset garden area and borders. A professionally laid long block paved drive way offers off road parking and leads to double timber gates.

Rear

The double timber gates offer additional generous off road parking and in turn lead to a detached brick garage with power connected. The garage has an up an over door, and has a double glazed window and matching private door to the garden.

The garden is of a generous size with an inset lawned area and further patio and hardstanding area beyond.


Mature trees to one side and rear offer a high degree of privacy.

To view this property call Sharman Quinney on:
01733 575757

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