



Cardinals Gate, Werrington Peterborough
Guide Price £350,000 Freehold

**Sharman
Quinney**

Key Features



- Refurbished & Upgraded Detached Bungalow
- Three Double Bedrooms
- Two Shower Rooms
- Quality Kitchen
- Lounge Diner
- Double Garage
- Cul De Sac Position

Part UPVC double glazed door to the entrance door to:

Entrance Hall

Double mirror fronted sliding door to cloak and storage cupboard, laminate flooring, double radiator, loft access with fitted loft ladder, separate linen cupboard, and doors to the following;

Lounge Diner

Lounge Area 4.7m x 3.5m (15'5" x 11'5")
Feature brick facia fire place surround with inset gas fire, tiled hearth, large UPVC double glazed window to the front and side, TV point, radiator and arch way into the dining area:



Dining Area 2.9m x 2.6m (9'6" x 8'6")
UPVC double glazed window to the front, radiator and serving hatch to the kitchen.

Kitchen 4m x 2.8 m (13'1" x 9'2")
Upgraded to offer an extensive range of fitted drawer and base units with a Corian fitted worktop and matching splash backs with matching single sink unit with integrated drainer. Integrated dishwasher, four ring gas hob with splash back and stainless steel extractor hood over, integrated oven and micro wave, with cupboards above and below. Integrated fridge and freezer, pull out pantry cupboard, matching wall cupboards, single breakfast bar, wall mounted combination boiler, UPVC double glazed window and matching door to the side, and a serving hatch.

Bedroom 1 3.5m x 3.3m (11'5" x 10'9")
Fitted seven door range of wardrobes with inset shelving and hanging rails, UPVC double glazed window to rear, radiator, and door to the En Suite.

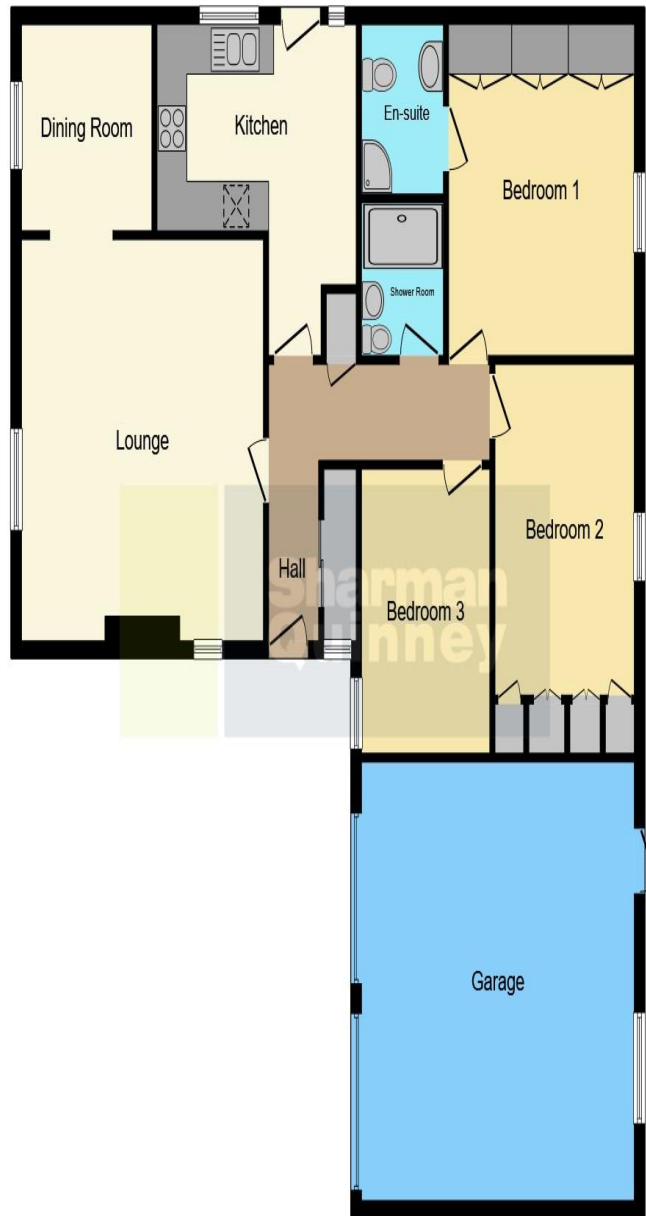
En- Suite Shower Room

Three piece suite comprising of a corner quadrant shower cubicle with plumbed in mains shower, wash hand basin, low level WC, fully tiled walls and floor, radiator/heated towel rack, and a UPVC double glazed window to the side.

Bedroom 2

3.7m x 2.7m (12'1" x 8'10")
Fitted six door range of wardrobes, UPVC double glazed window to rear, and a radiator.





Bedroom 3

3.4m x 2.5m (11'1" x 8'2")

UPVC double glazed window to front, and radiator.

Shower Room

Fitted with a three piece suite comprising of a double shower cubicle with sliding doors, wash hand basin, low level WC, fully tiled walls and floor, radiator/heated towel rack, UPVC double glazed window, and extractor fan.

Outside

Front

A large gravelled frontage offers a low maintenance garden area to the front, a block paved drives way leads to a detached double garage with twin up and over doors.

Rear

A good sized garden with a brick boundary wall to the rear. Central lawn, established borders Twin patio areas, outside tap. Private door to the double garage, timber shed and timber summer house.


Double Garage

5.2mx 5.2m (17'0" x 17'0") Twin up and over doors, power and light connected, and glazed private door and window to the garden.

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 werrington@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME

To view this property call Sharman Quinney on:
01733 575757



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: WER205096 - 0002

