



Hythegate, Werrington Peterborough
Guide Price £450,000 Freehold

**Sharman
Quinney**

Key Features



- Substantial Detached Residence
- Four Double Bedrooms
- Three Reception Rooms
- Double Garage & A Driveway Which Can Accommodate At Least Four Vehicles
- Large Kitchen Diner
- Ground Floor Cloakroom
- Opportunity Not To Be Missed

Ground Floor

Part glazed UPVC door to:

Entrance Hall

Stairs to the first floor and landing, with storage cupboard under, double radiator, ceramic tiled flooring, and doors to the following:

Cloakroom

Fitted with a wash hand basin, low level WC, radiator, ceramic tiled flooring and UPVC double glazed window to the front.

Lounge

5.7m exc. bay x 3.5m max (18'7" x 11'4"). Feature stone style fireplace surround with matching hearth, inset gas pebble effect fire, UPVC double glazed box bay window to the front, UPVC double glazed French doors to the garden and patio area, TV point and recess lighting.



Dining Room

3.5m x 3.3m (11'4" x 10'8"). UPVC double glazed picture window to the front, oak block style flooring, radiator and recess lighting.

Study

2.9m x 2.7m (9'5"x6'5"). UPVC double glazed window to the side, radiator, and recess lighting.

Kitchen Breakfast Room

5.4m x 3m (17'7" x 9'8"). One and a half bowl sink unit and drainer with mixer tap and tiled splash back, UPVC double glazed window to the rear. Extensive range of fitted drawer and base units with fitted worktops. Integrated four ring gas hob with double oven under, stainless steel canopy housing extractor fan. Matching range of wall cupboards with glazed display cabinets. Integrated dishwasher and plumbing for washing machine. Ceramic tiled flooring, recess lighting and half glazed UPVC door to the rear garden.

First Floor Galleried Landing

UPVC double glazed Velux style window to rear, linen cupboard and doors to the following:

Bedroom One

5.3 m max x 4.1m max (17'3" x13'4"). L- Shaped room with UPVC double glazed window to the rear, double glazed Velux style window to the side. Extensive range of wardrobes furniture with twin double doors to fitted wardrobes, fitted vanity dresser with twin double base storage cupboards and inset matching drawers.

En Suite Shower Room

Three piece suite with a shower cubicle with mains shower, wash hand basin and a low level WC. Chrome heated towel rack/radiator, recess lighting, and a double glazed Velux style window to the side.

Bedroom Two

2.9m to wardrobe x 2.3m to recess (9'5" x 7'5"). UPVC double glazed dormer window to front, four door fitted wardrobes with matching fitted chest of drawers, and radiator.





Ground Floor

First Floor

Bedroom Three

2.9 m x 2.9 m excl. door recess (9'5" x 9'5"). UPVC double glazed window to the rear, four door fitted wardrobe with matching chest of drawers, and radiator.

Bedroom Four

3.4m x 2.9m (11'1 x 9'5"). Twin UPVC double glazed velux windows to side and front, radiator and recess lighting.

Bathroom

Three piece suite with a panelled bath with electric shower over and shower screen. Feature vanity wash hand basin with cupboard under, and a low level WC. UPVC double glazed window to the front, and radiator.

Outside

Front

Large open-plan frontage laid to lawn with a double width drive offering parking, the driveway itself can accommodate up to at least four vehicles, in turn leading to a double garage with twin up an over doors Gated side access.

Rear

Offering a high degree of privacy this well maintained garden offers a large sweeping patio area that extends to both sides of the property. A central large manicured central lawn with a feature mature tree belt to the rear. The recess area between the house and the garage could offer scope to extend (STP).


Double Garage 5.7m 5.2m (18'7" x 17'0")


Power and light connected. Loft access to boarded out loft space. Twin up and over doors. The garage could lend itself to a potential conversion/extension to the main house (STP)

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