



Amberley Slope, Werrington Peterborough
Guide Price £520,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Five Bedroom House
- Situated In Werrington Village
- Master With En-Suite And Dressing Area
- Kitchen/Breakfast Room
- Dining Room
- Utility Room
- Blocked Paved Drive To Front
- Enclosed Rear

Werrington can be found approximately 4 miles north of the city centre with its well renowned Queensgate Shopping Centre.

The city centre can also boast a railway station that can link to London in 45 minutes, ideal for the early commuters. Whilst in the city centre you can visit the famous Cathedral that dates back over 1,000 years to the Domesday Book.

Werrington itself is a blend of stone character homes set around a village green setting, with a mixture of executive homes, various cottage style homes, along with more contemporary properties.

The area also can boast a local lake and walkways with open parkland, ideal for getting back to nature.

One of the many features of the city is the ring road which can offer easy access to the A1 with its links to both London, the Midlands and of course the East Coast.

Local schools are also well catered for.



Accommodation Includes
Part glazed entrance door to:

Porch
Leading to:

Entrance Hall
Radiator, built-in under stairs cupboard, telephone point, alarm control unit, doors to:

Lounge
6.38m x 3.61m (20'11" x 11'10"). PVCu double glazed window to front, gas fire set in stone surround, two radiators, telephone/TV points, coving to ceiling, PVCu double glazed doors to garden.

Dining Room
3.18m x 3.28m (10'5" x 10'9"). Part glazed double doors from hallway. PVCu double glazed window to rear, radiator, coving to ceiling.

Kitchen/Breakfast Room
3.25m x 7.93m (10'8" x 26'1"). Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with swan neck mixer tap, integrated dishwasher, fridge and freezer, built-in eye level electric double oven, built-in four ring gas hob with extractor hood over, PVCu double glazed windows to front/side, two radiators, Kardean tiled flooring, TV point, coving to ceiling, PVCu double glazed French double doors to garden, door to:

Utility Room 2m x 1.9m (6'5" x 6'2")
Fitted with base units with worktop space over, sink unit with mixer tap, plumbing for washing machine, PVCu double glazed window to front, radiator, Kardean tiled flooring, extractor fan. A connecting private door leads through to the double garage.

Cloakroom
Fitted two piece suite comprising wash hand basin, low level WC, radiator, extractor fan, half height tiled walls.

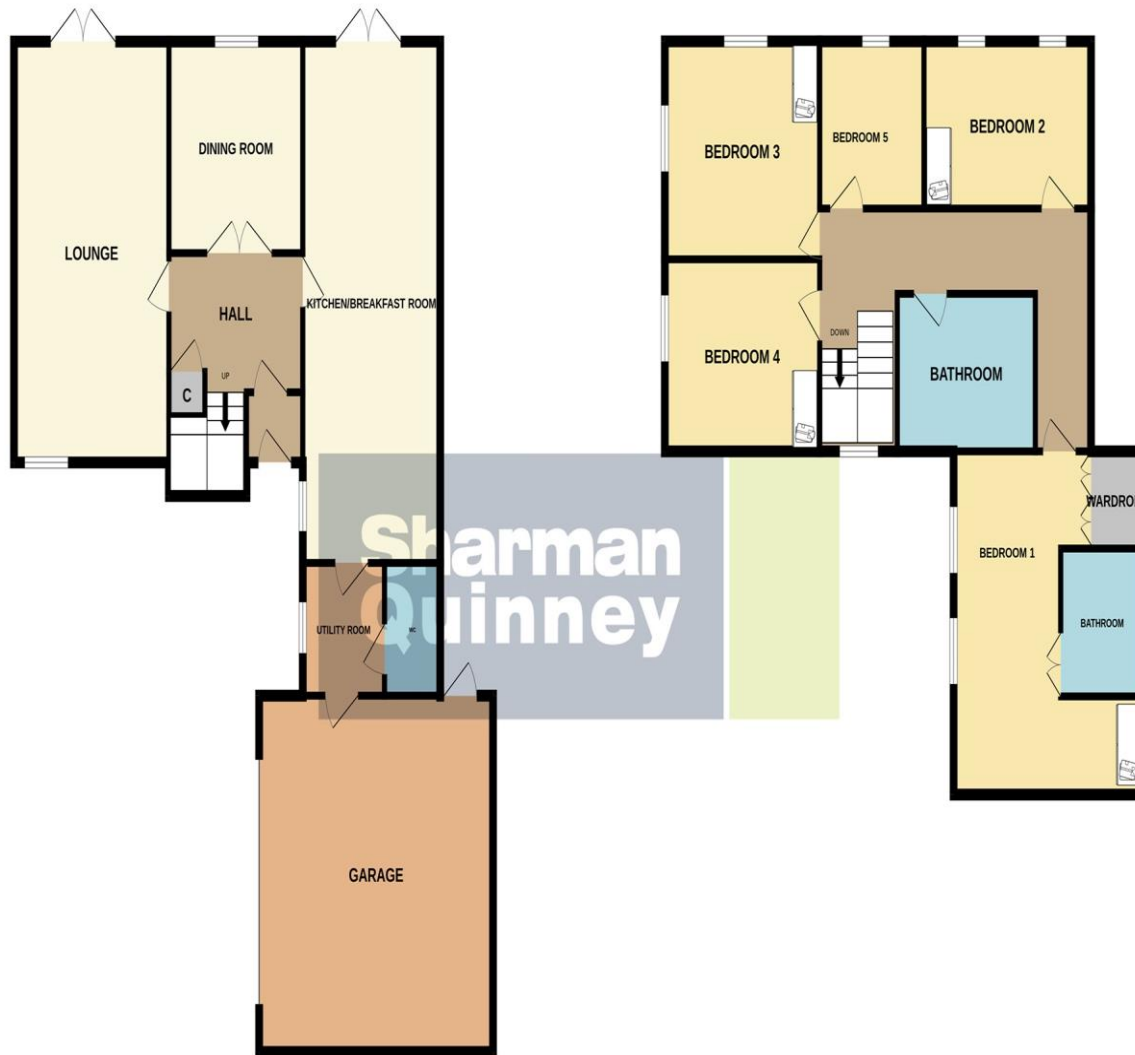
First Floor Landing
UPVC double glazed window to the front. Radiator, access to part boarded loft space with pull down ladder

Master Bedroom
5.18m x 4.83m (17'1" maximum x 15'10" maximum). Twin PVCu double glazed dormer window to front, built-in cupboards, two double radiators, TV/telephone point, vaulted ceiling.



GROUND FLOOR

1ST FLOOR



Dressing Area 3.40m x 2.44m (11'2" x 8'). Two PVCu double glazed window to front, five door built-in wardrobe, dressing table/drawers.

En-Suite Bathroom

Fitted three piece suite comprising Jacuzzi bath including shower over, pedestal wash hand basin, tiled throughout, WC, extractor fan, radiator, and shaver point.

Bedroom 2

2.82m x 4.04m (9'3" x 13'3" maximum). Two PVCu double glazed windows to rear, built-in double wardrobe, double radiator, TV/telephone point, coving to ceiling.

Bedroom 3

3.66m x 3.30m (12'0" maximum x 10'10"). UPVC double glazed window to the front and side, built-in double wardrobe, radiator, TV/telephone point and coving to ceiling.

Bedroom 4

2.97 x 3.63m (9'9" x 11'11" maximum). Two PVCu double glazed windows to front, built-in double wardrobe, radiator, TV point, coving to ceiling.

Bedroom 5/Study

2.41m x 2.31m (7'11" x 7'7"). PVCu double glazed window to rear, radiator, coving to ceiling, telephone point.

Bathroom


Fitted three piece suite comprising bath with shower over, pedestal wash hand basin, cc wc, extractor fan, PVCu double glazed window to front, radiator, airing cupboard housing hot water tank with linen shelving, extractor fan, coving to ceiling.


Outside

To the front there is a block paved drive leading to the integral double garage 5.26m x 5.33m (17'3" x 17'6") power and light connected, wall mounted boiler, door to rear garden. The rear garden is enclosed by timber panelled fence and brick wall, mainly laid to lawn with flower and shrub borders and paved patio seating area, rear gated access to rear drive, security light and outside tap.

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