



Barbers Hill, Werrington Peterborough
Offers In Excess Of £300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Spacious Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Off Road Parking
- Sought After Location

Part glazed UPVC door to

Entrance Hall.

Stairs to the first floor and landing with alcove space under, laminate flooring, ornate cover to radiator and doors to the following:

Cloakroom

Two-piece suite with wash hand basin, low level WC, UPVC double glazed window to the front, and radiator.

Lounge 4.5m x 3.19m (14'7" x 10'4")

UPVC double glazed box bay window to the front, ornate fireplace surround and hearth, laminate flooring and door to:

Dining Room 3.4m x 2.4m (11'1" x 7'8")

UPVC double glazed window to rear, and laminate flooring.



Kitchen 3.2m x 2.3m (10'4" x 7'5")

Single drainer stainless sink unit with tiles splash backs and UPVC double glazed window to the rear. Range of fitted drawer and base units, fitted work tops and matching wall cupboards. Integrated four ring electric hob with oven under, pull out filter hood over. Recess and plumbing for washing machine. Open plan into:

Breakfast Area 3.2mx 2.4m (10'6" x 7'11")

UPVC double glazed door and window to the garden, laminate flooring and radiator. Fitted breakfast bar, Tilt and Turn UPVC double glazed windows to the side. Open plan into:

Family Room 5.1m x 2.4m (16'7" x 7'8")

UPVC double glazed window to the front, laminate flooring, and wall mounted gas boiler.

First Floor

Landing

Loft access, radiator and door to airing cupboard with hot water tank.

Bedroom 1 3.4m x 3m (11'6" x 9'8")

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

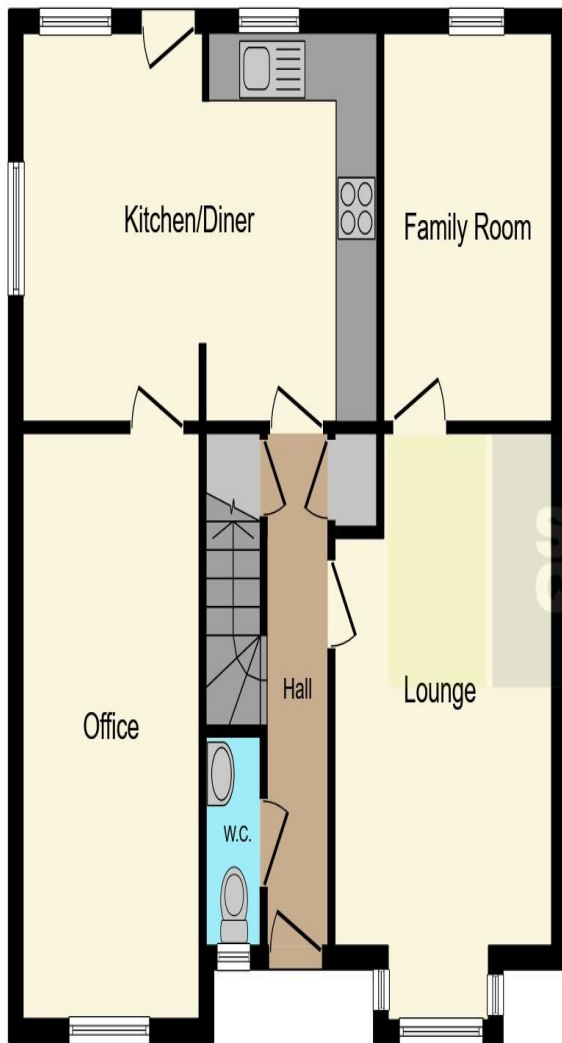
Bedroom 2 4.7m max x 3.9m max (15'4" max x 13'2" max)

L- Shaped room with UPVC double glazed window to the rear, and double radiator.

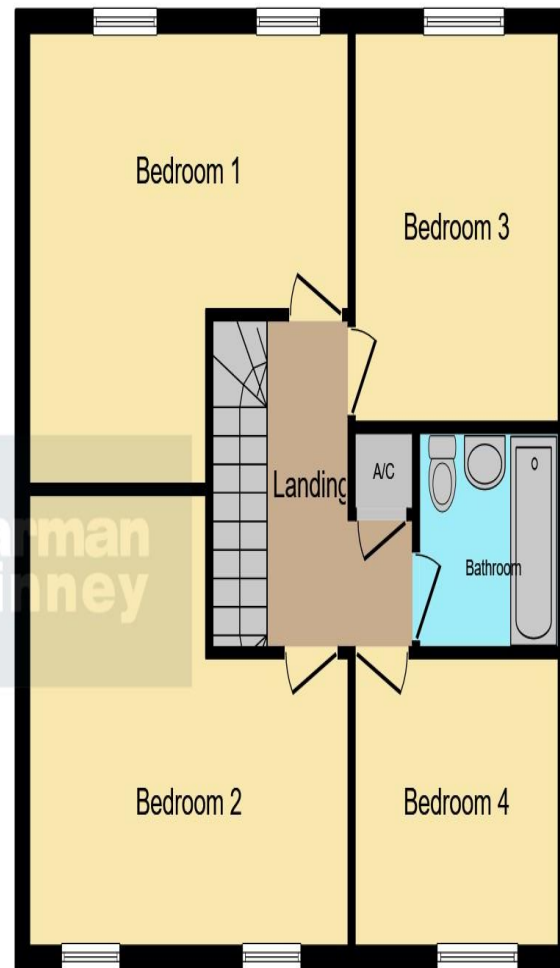
Bedroom 3 4.7m max x 4m max (15'4" max x 13'1" max)

L- shaped room with UPVC double glazed window to the front, and double radiator.





Ground Floor



First Floor

Bedroom 4 2.0m x 2.7m (9'11"x 9'7")
UPVC double glazed window to the front, and radiator.

Bathroom

Three-piece suite with panelled bath with mixer taps over, electric shower, shower screen and tiles surround. Vanity wash and basin with fitted drawers under, low level WC, chrome mounted radiator/heated towel rail, and UPVC double glazed window to the side.

Outside

Front

Open plan frontage with off road parking for several vehicles. Gated side access.


Rear


Enclosed garden with patio area, Brick wall boundary to one side. Outside tap and external power points, central lawn with established borders. Further patio area to rear of the garden.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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