



Uplands, Werrington Peterborough
Guide Price **£325,000** **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Detached Extended Family Home
- Cul de Sac Position
- Generous Off-Road Parking and Garage
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms

UPVC door to entrance hall.

Entrance Hall.

Staircase to the first-floor galleried landing, understairs cupboard, and doors to the following:

Shower Wet Room

Three-piece suite with purpose built wet room with mains shower and shower curtain, wash hand basin, and a low-level WC. Fully tiled walls, wall mounted heater, UPVC double glazed window to the front and an extractor fan.

Lounge 5.5m 4.1m (18'0 x 13'5")

Feature fireplace surround with display areas to either side, slabbed hearth, inset coal effect fire, large UPVC double glazed picture window to the rear garden, and vent.



Kitchen 2.9m x 2.8m (9'6" x 9'2")

Fitted kitchen with stainless steel single sink unit and drainer, UPVC double glazed window to the front, range of fitted drawer and base units with fitted worktops, recess and plumbing for a dishwasher. Matching wall cupboards. Housing for warm air boiler. Walk through to the utility room and separate door to the dining room.

Dining Room 3.5m x 2.8m (11'5" x 9'3")

UPVC double glazed window to rear, electric wall mounted heater and warm air vent.

Utility Room 2.7m x 1.8m (9'10" x 6'0")

Single drainer sink unit with tiled splash back, double base cupboard under, UPVC double glazed window to the front, recess for a tumble dryer, UPVC double glazed door to the side and doorway to;

Family Room 3.5m x 2.7m (11'5" x 9'0")

UPVC double glazed French door and matching window to the rear, and warm air vent.

Galleried Landing

Airing cupboard housing hot water tank, loft hatch and doors to the following rooms:

Bedroom 1 3.5m max x 2.7m min (11'4" x 8'8")

Extensive range of fitted bedroom furniture comprising of twin double fitted wardrobes, corner single and half double wardrobe, and matching bureaux of drawers. UPVC double glazed window to the rear, and a warm air vent.

Bedroom 2 5.7m max x 2.6m exc. door recess (12'3" max x 8'6" exc. door recess)

UPVC double glazed window to the rear, and warm air vent.





Ground Floor

First Floor

Bedroom 3 3.1m x 2.1m (10'4" x 7'1")
UPVC double glazed window to the front, twin double wardrobe and vanity dresser, and warm vent.

Bedroom 4 2.9m x 1.8 m (9'5" x 6'10")
UPVC double glazed window to the front, and warm air vent.

Bathroom
Three-piece suite with panelled bath, wash hand basin, and low level WC, fully tiled walls and air vent.

Outside

Front
An open plan frontage with very generous off-road parking to a gravelled and block paved frontage. Ample space for several vehicles. Separate drive way to the side to the single garage.

Garage 5m x 2.4m (16'6" x 8'1") Up and over door, power connected and private door to the rear garden.

Rear
Enclosed mature and established garden with a split level patio area, central lawn, and established borders.


To view this property call Sharman Quinney on:
01733 575757

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


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



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: WER205170 - 0002