



Carron Drive, Werrington Peterborough
Guide Price £350,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Detached Superb Family Home
- Three Bedrooms
- Three Reception Rooms
- Presented In Show Room Condition
- Sought After Location
- Majestic Garden
- Feature Sun Lounge

Part glazed UPVC door to Entrance Hall

Staircase to the first floor and landing with cupboard housing boiler. Wood effect flooring. And door to:

Lounge 4.1m max x 3.3m max (13'4" x 10'8")
UPVC double glazed window to the front, feature contemporary fireplace with inset log effect gas fire, TV point, and arch into:

Dining Area 3m x 2.6m (9'8" x 8'5")
UPVC double glazed patio doors to the sun lounge, double radiator, part glazed door to the breakfast area

Breakfast Area 2.9m x 2.5m (9'5" x 8'2")
UPVC double glazed window to the rear, integrated fridge freezer, integrated twin ovens with storage cupboards above and below, further base storage cupboard, and arch into:



Kitchen Area 4.8m x 4.1m (15'7" x 13'4")

Refitted Jonelle kitchen comprising of one and a half bowl sink unit and integrated drainer, UPVC double glazed window to the rear, extensive range of fitted drawer and base units, integrated dishwasher, fridge and freezer, four ring induction hob with stainless steel extractor hood canopy over. Fitted worktops, matching wall mounted storage cupboards, recess lighting, UPVC double glazed door to the side, and wood effect flooring.

First Floor

Landing

UPVC double glazed window to the side, loft hatch, and line storage cupboard.

Bedroom 1 3.2m x 3m (10'4" x 9'8")

UPVC double glazed window to the front, three doors built in wardrobe, matching nine drawer bureaux, twin matching bedside cabinets and radiator.

Bedroom 2 3.3m x 2.9m (10'9" x 9'5")

UPVC double glazed window to rear, and radiator.

Bedroom 3 2.2m x 2.1m (7'2" x 6'8")

UPVC double glazed window to the front and radiator.

Bathroom

Three piece suite with panelled bath with mixer taps and shower attachment over, shower screen, tiled walls, vanity wash hand basin with storage cupboards under, low level WC, and fully tiled walls and floor. Twin UPVC double glazed windows to the rear, and recess lighting and radiator.





Ground Floor

First Floor

Outside

Front

Low level retaining brick wall enclosing a generous frontage mostly given over to block paving which both offers ample off road parking for several vehicles, and extends to the side and rear of the property. Double wrought iron gates to the side lead to the rear of the home.

Rear

A very generous sized majestic landscaped mature and established garden and gardener would be proud of. A variety of well stocked flower and shrub beds laid throughout the garden. Large patio area. A mature hedge to the rear and side of the garden offer a high degree of privacy.

There is a fishpond, a timber shed and green house (available by separate negotiation).

Part glazed UPVC door to the brick garage.

There is a block paved driveway that extends from the front to a brick garage and has space for at least two vehicles


Garage 6.6m x 2.6m (21'6" x 8'5")


Up and over door, power and light connected.

NB: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Selling your property?

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

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To view this property call Sharman Quinney on:
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