



Edinburgh Avenue, Werrington Peterborough
Guide Price **£325,000** **Freehold**

**Sharman
Quinney**

Key Features



- Extended Semi Detached Home
- Four/Five Bedrooms
- Large Family Lounge
- Family Room/Bedroom
- Sought After Residential Location
- Close to a Host of Local Amenities

Entrance Porch

Double glazed patio doors to the entrance lobby with a double glazed door to:

Entrance Hall

Stairs to the first floor and landing with storage cupboard under.

Lounge 7.6m x 3.8m (22'1" x 12'5")

Double glazed box bay window to the front, double radiator, tv point, glazed double doors to the conservatory and door to the Study/Bedroom

Study/Bedroom 5.2m x 2.2m (17'1" x 7'4")

UPVC double glazed window to front and side, radiator, and recess lighting.



Conservatory 3.4m x 2.7m (10'10" x 8'7")

UPVC double glazed window to rear and side with a brick base. UPVC double glazed French doors to the garden, and radiator.

Kitchen 5.5m x 2.7m (17'11" x 8'10" max)

One and a half bowl sink unit with mixer tap over. Range of fitted drawer and base units, work tops, matching wall cupboards, plumbing and recess for a washing machine, recess for a dishwasher, space for a free standing fridge freezer, recess for a free standing cooker, glazed serving hatch, UPVC double glazed window and matching door to the conservatory, double glazed Velux style sky light, wall cupboard housing gas boiler. Door to:

Shower Room

Three piece suite with shower cubicle, wash hand basin and low level WC, fully tiled walls and floor and recess lighting.

First Floor & Landing

Loft access, and doors to:

Bedroom 1 3.7m x 3.8m (12'3" x 12'0")

Extensive range of fitted bedroom furniture comprising of range of fitted wardrobes, double chest of drawers, corner display shelving with drawers under. Double glazed window to rear, radiator, and recess lighting.

Bedroom 2 3.4m x 3.7 (10'11" x 9'10")

Double glazed window to the front, radiator, walk





Ground Floor

First Floor

through to:

Bedroom 3/Dressing Room/Nursery 3.8m x 2.2m (12'9" x 7'3")

Double doors to built in wardrobe, UPVC double glazed window to the front and side.

Bedroom 4 2.28m x 1.9m (7'4" x 6'5")

UPVC double glazed window to the front, four door fitted wardrobe, radiator and recess lighting.

Bathroom

Three-piece suite with corner bath with shower attachment over, vanity wash hand basin with cupboards under, boxed in low level WC, fully tiled walls and floor, recess lighting, and chrome radiator, and double glazed window to the rear.

Outside

Front

Extensive frontage with ample off-road parking. Gated side access.

Rear

Split level garden with large patio area, low level retaining wall, steps to a central lawn area and established flower and shrub beds.


Gated side access. Door to a brick store.

Feature large timber Summer House with built in adjacent storage shed. Power and light connected to both.

Selling your property?

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To view this property call Sharman Quinney on:
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