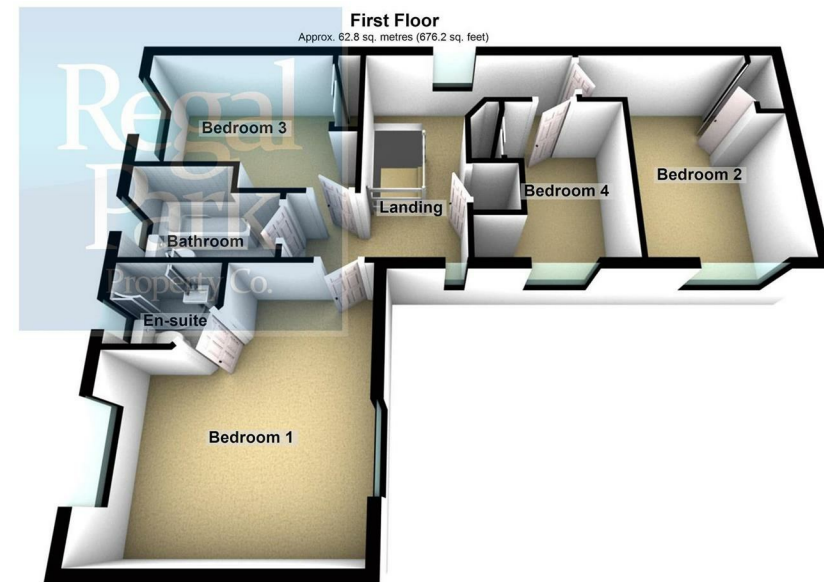


Total area: approx. 144.7 sq. metres (1557.2 sq. feet)



Kilverstone, Werrington, Peterborough, PE4 5DX

CUL-DE-SAC* *POPULAR LOCATION* *NO CHAIN

Regal Park are pleased to offer this 4 Bedroom Detached House in the popular location of Werrington. The property is situated in a cul-de-sac and is close to local amenities and within easy access to A15/A16 and comprises; Entrance Hall, Cloakroom, Lounge/Dining Room Kitchen/Breakfast Room. The first floor has the Master Bedroom with En-Suite, 3 further Bedrooms and a Bathroom.

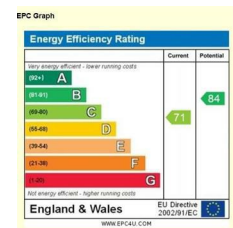
There is a Driveway to the front providing off road parking leading to a Double Integral Garage and enclosed rear garden.

Viewings Highly Recommended.
No Chain.

EPC Rating: C

Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



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Entrance Hall

UPVC obscure double glazed window to front, radiator, tiled flooring, stairs, door to:

Cloakroom

UPVC obscure double glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator, tiled flooring.

Lounge/Dining Room

28'1" x 13'6" max (8.56m x 4.11m max)

UPVC double glazed bay window, UPVC box window to side with uPVC double glazed french double doors to garden, two double radiators, fitted carpet, telephone point, TV point, double glazed tri-fold doors to garden.

Kitchen/Breakfast Room

15'6" x 12'0" max (4.72m x 3.66m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, radiator, tiled flooring, wall mounted boiler, door to double garage.

Stairs and Landing

UPVC obscure double window to rear, uPVC double glazed window to front, radiator, fitted carpet, access to loft, storage cupboard with hot water cylinder, door to:

Bedroom 1

14'5" x 13'6" max (4.39m x 4.11m max)

Two uPVC double glazed windows, radiator, laminate flooring, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted rain shower over and close coupled WC, fully tiled walls, uPVC obscure double glazed window, heated towel rail, tiled flooring.

Bedroom 2

14'2" x 8'10" max (4.32m x 2.69m max)

UPVC double window to front, fitted carpet, TV point, built-in double wardrobe(s).

Bedroom 3

10'6" x 8'3" max (3.20m x 2.51m max)

UPVC double glazed window, radiator, exposed floorboards, built-in double wardrobe(s) with mirrored sliding doors.

Bedroom 4

6'8" x 9'11" max (2.03m x 3.02m max)

UPVC double glazed window to front, radiator, exposed floorboards, sliding door to built in storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with rain shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

Outside

The front has a Driveway providing off road parking, leading to a Double Integral Garage (16'3" x 17'0") with rear personal door, power and light connected, uPVC double glazed window to rear, two metal up and over doors.

The rear garden has a patio area, outside tap, steps up to lawn area with mature flowers and trees, two timber sheds, outside power sockets, gated access to front.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

