



Canonsfield, Werrington, Peterborough, PE4
Peterborough

Offers Over
£450,000



Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

Bedrooms: 5

Bathrooms: 3

Receptions: 2

Not your average 4 bedroom home - Benefiting from a detached studio annexe, air conditioning, solar panels and no chain, this is more than bricks and mortar. Situated on a quiet cul-de-sac, next to the playing field, it doesn't get more tranquil here in Werrington.

Your next family home is ready and waiting... Welcome to 38 Canonsfield, Werrington (PE4). Offered with no **onward chain**, this wonderfully versatile property delivers an impressive **1,478 sq ft** of space, complete with **solar panels, air conditioning**, and a **detached, fully self-contained studio annexe**. In total, the plot provides **five bedrooms** and two reception rooms, making it ideal for multi-generational living or families needing flexible accommodation. The annexe also offers fantastic income potential; perfect as an Airbnb or long-term rental.

Tucked away in a peaceful cul-de-sac shared with just one neighbouring home and positioned beside Larks Green Play Area, this location offers a calm, safe setting where the only sounds are birdsong and children playing. The generous driveway accommodates 5/6 cars, while the private corner-plot garden, home to three separate sheds/outbuildings, is perfect for storage, hobbies, a home gym, or a workshop.

Now, let's take a closer look at the features this fantastic home has to offer...

The welcoming porch greets you with double doors opening into the hallway, with windows either side that allow natural light to flood even the smaller spaces. The tiled floor ensures easy cleaning as children run in and out, creating a warm and practical entrance.

The entrance hall feels impressively spacious, with wooden doors leading into each of the reception rooms, the kitchen, and the downstairs toilet. The toilet is generously sized, offering potential for extra storage or a "lootility" if you wish. Beneath the stairs, there's ample space to create built-in storage or neatly tuck away belongings.

The living room spans the length of the house and features a large front window and sliding doors to the rear garden, filling the space with light all day. A gas fire remains the centrepiece, keeping the room feeling cosy despite its generous proportions, while neutral décor ensures it's easy to make your own.



On the opposite side of the hallway, the dining room and kitchen benefit from abundant natural light, tiled flooring, and are thoughtfully separated by a traditional serving hatch. The kitchen boasts plenty of cupboards, ceiling spotlights, and a door to the courtyard garden. A cuisine master oven with extractor, fridge, and dishwasher are all included, offering immediate convenience.

Both the dining room and kitchen offer versatility. The dining room could become an extension of the kitchen to create a large kitchen/diner, or it could be used as a playroom or office, making this home truly adaptable to your family's needs.

Upstairs, the four double bedrooms are neutrally decorated and feature air conditioning units that also double as heaters for the colder months, serviced yearly and easily operated by remote. The master bedroom, positioned to the right of the stairs, enjoys views of the playing field and benefits from an ensuite shower room with recently fitted tiles, a sink vanity unit, towel rail, and ventilation window.

Bedrooms two and three feature laminate flooring, perfect for office chairs or active children, with bedroom three also providing an alcove ideal for built-in wardrobes. Bedroom four, the smallest, still offers a fantastic size and views of the rear garden.

Solar panels at the front of the property contribute to significant energy savings, are privately owned and part of the Government Money-Back scheme. They can usefully be monitored via a smart app to optimise appliance usage.

The loft is another practical feature, being large, partially boarded, and fitted with a loft ladder, light and power. Perfect for seasonal decorations and storage.

Outside, the wrap-around garden is beautifully maintained and home to three sheds/outbuildings, providing space for tools, a gym, office, or workshop. The driveway accommodates five to six cars, with mature shrubbery adding an inviting touch before you even step in. A gate between the house and annexe offers direct access to the garden; a must for dog owners!

The annexe, a thoughtfully converted double garage, is fully self-contained and private. It features a kitchenette with space for white goods, a large carpeted studio room and a generous shower room. Double doors open to a private courtyard that flows into the main garden, creating a flexible space perfect for teenagers, multi-generational living, a home office, gym, or even an income opportunity via Airbnb or as a rental.

The road itself is a delight, facing the playing field and offering a peaceful, open setting. The friendly community adds to the charm, with neighbours greeting each dog-walker along the way.

This property is not one to be missed. Viewing is essential to truly appreciate the privacy, versatility, potential and beauty within. Book your appointment now to avoid disappointment.

***** FANTASTICALLY PRICED AT OFFERS OVER £450,000 *****







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