



49 Livermore Green
Werrington PE4 5DG
£310,000

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Enjoying a cul-de-sac position with convenient access to both local amenities and schools is this well presented detached family home. Ideally positioned in a very popular area of Werrington, Peterborough, the property benefits from a conservatory, a re-fitted four piece family bathroom, and ample off road parking. In brief the property comprises:

Front door leads into a good sized entrance hall, with laminate flooring, two PVCu double glazed windows to the side aspect with stairs, leading to the first floor with an understairs storage cupboard. A re-fitted cloakroom off the hallway comprises of a two piece suite with close coupled WC, wash hand basin and tiled splashbacks. From the hallway there is a generous sized lounge with a double glazed window to the front aspect overlooking green space, radiator and TV point. To the end of the hallway, part glazed door leads into the dining room, with laminate flooring and archway into the kitchen. A further archway from the dining room leads into a good sized conservatory with tiled pitched roof recessed ceiling spotlights, laminate flooring and French double doors providing access into the rear garden. Fitted kitchen with a range of wall and floor level fitted units and worktop surfaces over, tiled splashbacks, inset 1 ½ single drainer sink unit with mixer tap with waste disposal unit with storage space under, and tiled flooring. In addition, there is a free standing range style oven with extractor hood and dishwasher, included within the sale, and a double glazed window overlooks the rear garden. From the kitchen, an archway leads into the utility room (previously garage) with a range of wall and floor units, worktop space, tiled splashbacks, plumbing for a washing machine and space for a fridge/freezer, with a window and door that leads into the rear garden. A door from the utility room takes you into the front part of the garage (converted) with power & light connected.

On the first floor, there is a window to the side aspect, access to the loft space, and a built in airing cupboard. There are three good size bedrooms off the landing with the main bedroom benefitting from fitted wardrobes with mirrored fronted doors. A re-fitted four piece family bathroom with panelled bath and mixer tap, corner shower cubicle with rain style shower head over and separate shower attachment, vanity wash hand basin with storage under, and a WC, with two double glazed windows and further window to the side, and heated towel radiator.

To the front there is a block paved frontage providing ample parking with a fitted wall mounted, 7.4kw EV charging point connection. Double gated access to the side provides a storage space area with a further door leading into the rear garden. The rear garden is enclosed by fencing, lawn and a paved patio area, with shrub borders. There is an outside power point, outside light and water tap.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Downstairs Cloakroom:

Lounge:
15'0" x 11'10" (4.58m x 3.61m)

Dining Room:
12'7" x 9'1" (3.84m x 2.78m)

Conservatory:
10'11" max x 11'1" max (3.33m max x 3.40m max)

Kitchen:
8'6" x 8'11" (2.61m x 2.72m)

Utility Room:
8'9" x 7'9" (2.67m x 2.38m)

Study:
8'2" x 7'9" max (2.51m x 2.37m max)

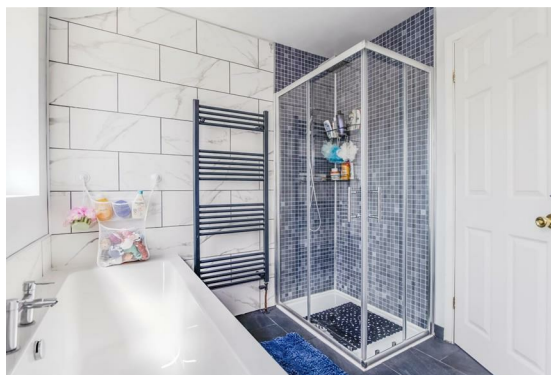
First Floor & Landing:

Bedroom 1:
10'5" to wardrobe x 9'2" (3.18m to wardrobe x 2.81m)

Bedroom 2:
12'1" max x 9'3" plus door recess (3.70m max x 2.83m plus door recess)

Bedroom 3:
6'6" x 8'10" (2.00m x 2.71m)

Bathroom:



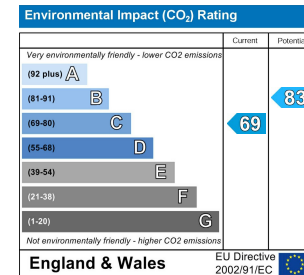
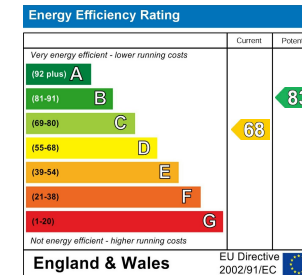
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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