



25-27 The Green

Werrington Village PE4 6RT

£325,000

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Nestled in the picturesque setting of The Green in Werrington, is this delightful part Grade II listed, combined house and thatched cottage, presenting a unique opportunity seeking a home steeped in history yet equipped with modern conveniences. With its distinctive part brick and thatch construction, this residence showcases architectural charm that dates to the mid-18th century, offering a glimpse into the past while providing the comforts of contemporary living located in popular area with a range of local amenities within walking distance nearby, and in brief the property comprises.

Leading into the front of the property, entering into porch providing access into a generous sized living room featuring a wooden surround fireplace with hearth, with a useful walk in storage cupboard, with further door leading to the staircase leading to the first floor landing, dual aspect UPVC double glazed windows to front, rear with further doors off leading into the kitchen/breakfast room and Dining Room. Featuring an open fire place with stone surround and hearth, the dining room has a wealth of character including exposed stonework and wooden beams, window to the front with window seat an ideal room for entertaining in mind benefitting further with its built in bar area. Finishing off the ground floor is a spacious kitchen / breakfast room with a contemporary style range of matching wall and floor level units, with an inset porcelain 1 ½ single drainer sink with mixer tap, ample wooden worktop surfaces with matching breakfast bar, benefitting further from a built in oven and grill with four ring fitted gas hob with stainless steel extractor hood over, plumbing is also available for washing machine and dishwasher and space, for a fridge freezer, to the side there is a latch and brace wooden door leading into a walk in pantry, and with dual aspect UPVC double glazed windows to rear and side, with lastly a UPVC double glazed door to the outdoor space.

Venturing up to the first floor and landing you are greeted with a decent size landing space with access to the loft space, and a built in storage cupboard, with UPVC double glazed window to the side. The main bedroom exudes charm with sloped ceilings with exposed wooden beams, fitted double wardrobe, vanity wash hand basin and windows, to front and rear aspects. Two further bedrooms with Bedroom Two, benefitting from range of fitted wardrobes with matching drawers and dresser, and two UPVC double glazed windows to the front, whilst Bedroom Three has a recessed area with wardrobe area with hanging rail and shelf, and UPVC double glazed window to the rear. Lastly completing the accommodation is a newly refurbished generous sized family bathroom with a contemporary four piece suite including bath tub, separate shower cubicle, wash hand basin and WC, with built in vanity storage.

Outside to the front, access is via a gravelled driveway (part of the property) which continues into a shared driveway where there is off road parking for ample parking, with the main garden potentially being used as a vegetable patch or further parking, with a hard standing area ideal for a garden shed, to the side there is gated access giving access to an enclosed courtyard rear garden, and with access to a brick built workshop with power & light and an outside WC.

Agents notes: Property was re-thatched in the Autumn of 2021 and was fully renovated to a depth of 14 inches (more in some areas)

Tenure: Freehold
Council Tax Band: C





Porch:

Living Room:

22'7" max x 14'2" max (6.89m max x 4.34m max)

Dining Room:

16'8" x 11'4" max (5.09m x 3.46m max)

Kitchen/Breakfast Room:

12'2" x 10'4" (3.73m x 3.15m)

First Floor & Landing:

Bedroom 1:

17'8" to sloped ceilings x 19'10" max
(5.39m to sloped ceilings x 6.07m max)

Bedroom 2:

10'9" x 14'3" (3.29m x 4.35m)

Bedroom 3/Study:

7'11" x 7'6" plus recess (2.42m x 2.30m
plus recess)



Family Bathroom:

12'2" x 10'4" (3.73m x 3.15m)

Workshop:

13'6" x 7'0" (4.12m x 2.15m)



Floor Plan



Viewing

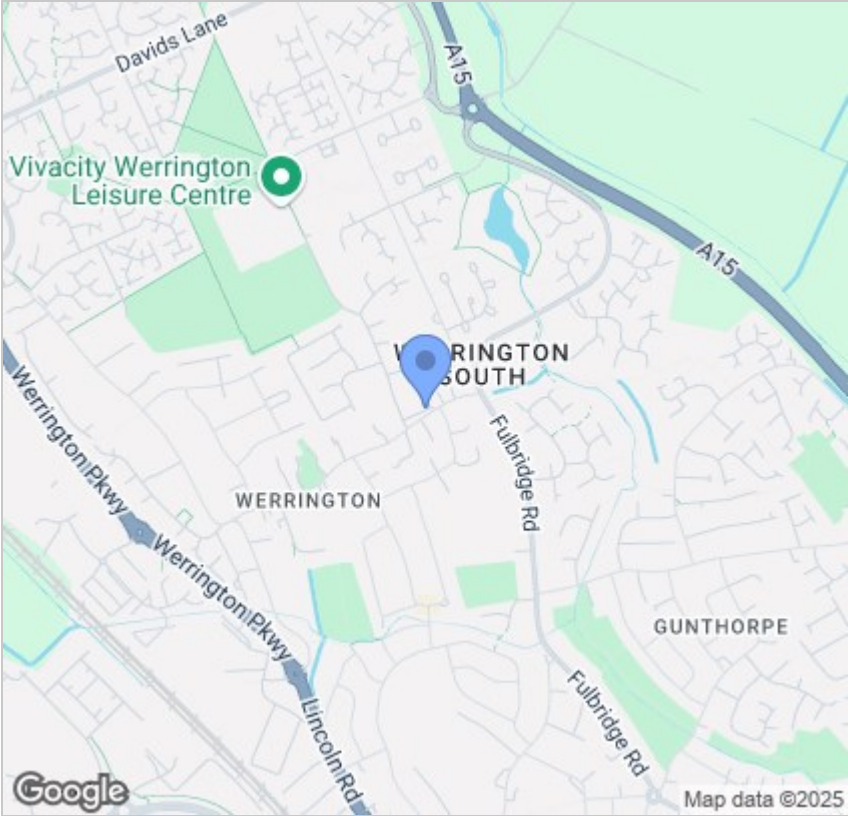
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk

Area Map



Energy Efficiency Graph

