



75a Wainwright  
PE4 5AH  
£795 Per month

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# 75a Wainwright

PE4 5AH

Upon entering the house, you are greeted by a well-proportioned lounge diner, offering a welcoming space for relaxation and entertainment. The adjoining kitchen.

One of the house's most striking features is its elegant spiral staircase, leading to the first floor and landing area. This floor hosts the master bedroom, a serene retreat complete with built-in wardrobes providing ample storage space. An additional highlight is the convenient airing cupboard, ideal for household storage needs.

The family bathroom, situated on the same floor, is well-appointed with modern fixtures and fittings, ensuring comfort and ease of use.

Externally, the property excels with its expansive garden, offering a splendid outdoor space for gardening enthusiasts or those who enjoy al fresco dining. The availability of parking space adds to the convenience of this delightful home.

In summary, this house in Werrington is not just a house, but a canvas for creating a comfortable and stylish home. With its unique features and prime location.

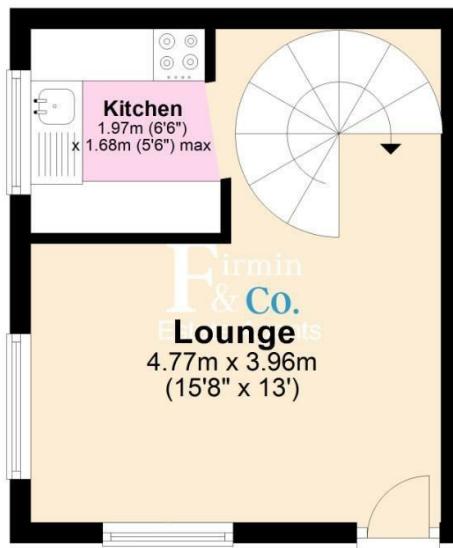




## Floor Plan

### Ground Floor

Approx. 18.9 sq. metres (203.3 sq. feet)



### First Floor

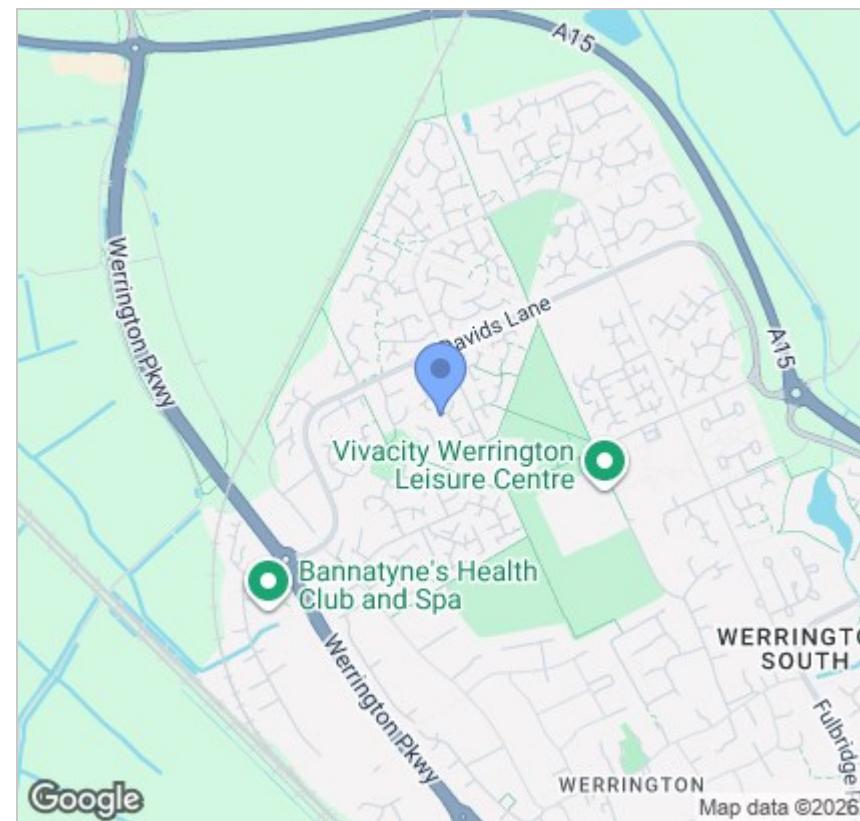
Approx. 18.9 sq. metres (203.3 sq. feet)



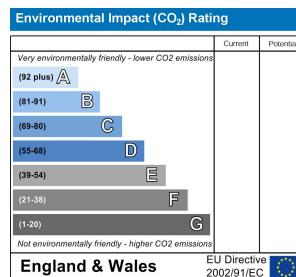
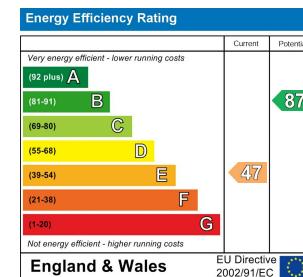
Total area: approx. 37.8 sq. metres (406.5 sq. feet)

This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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