



Barnes Way, Werrington Village, Peterborough, PE4 6QD

 **NEWTON FALLOWELL**



Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- Two Reception Rooms
- Off road parking and Garage
- Werrington Village Location
- Close to Local amenities
- Close to primary and secondary education
- EPC Rating E
- Freehold

Guide Price £425,000 - £450,000





This beautiful four bedroom detached home is available for viewing now. Renovated throughout this home is immaculately presented and turnkey ready with no work needed at all. Sat proud on a large corner plot located on Barnes Way in Werrington Village this home offers spacious living accommodation via a large front to back open plan lounge, dining room and kitchen with a utility room and integral garage. To the first floor you have four great sized bedrooms on offer and a family bathroom. This home is complete with a private rear garden offering a sun trapped patio area with further patio area perfect for summer evening entertainment. This home must be viewed to appreciate its full beauty and will not be available for long.

Porch

Entrance Hall

Lounge 13'0" x 21'0" (4m x 6.4m)

Dining Room 14'6" x 10'6" (4.4m x 3.2m)

Kitchen 9'6" x 14'6" (2.9m x 4.4m)

Utility Room 12'6" x 24'6" (3.8m x 7.5m)

Landing

Bedroom One 12'0" x 9'6" (3.7m x 2.9m)

Bedroom Two 13'0" x 9'0" (4m x 2.7m)

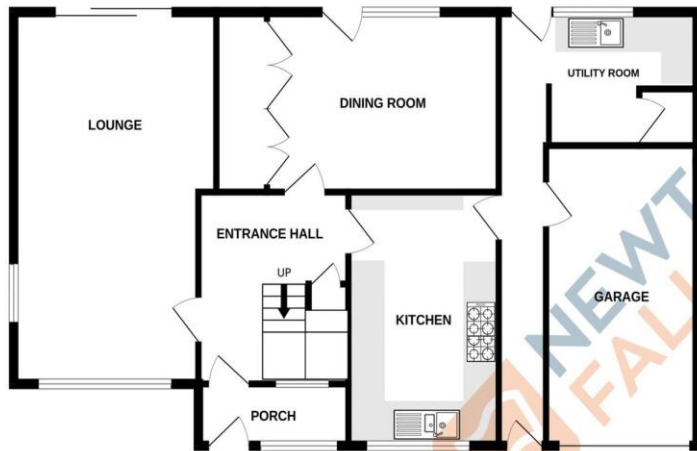
Bedroom Three 9'0" x 11'0" (2.7m x 3.4m)

Bedroom Four 9'0" x 9'6" (2.7m x 2.9m)

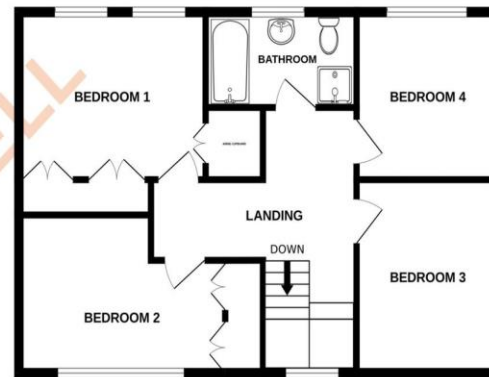
Bathroom 9'6" x 5'6" (2.9m x 1.7m)

Garage 9'6" x 17'0" (2.9m x 5.2m)

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.