



Gascoigne, Werrington, Peterborough, PE4 5EH



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Offers In Excess Of £450,000



Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- Breakfast Kitchen & Utility Room
- TWO EN-SUITES, BATHROOM & DOWNSTAIRS WC
- DOUBLE GARAGE & DRIVEWAY
- Private & Low Maintenance Rear Garden
- EPC rating B
- Freehold





An extensive EXTENDED detached family home offering FOUR DOUBLE BEDROOMS and FOUR RECEPTION ROOMS, as well as DOUBLE GARAGE and a PRIVATE GARDEN to the rear. The accommodation benefits from an entrance hall, four reception rooms to include lounge with multi-fuel burner, family room, dining room and office, breakfast kitchen with informal dining area, utility room, downstairs WC, with four well-balanced double bedrooms upstairs, two en-suite shower rooms and family bathroom. Outside there is driveway parking leading to a double garage, with a private garden found to the rear, which is extremely low maintenance.

Upon entering the home via the entrance hall there are doors to both the breakfast kitchen and lounge, with the dual-aspect lounge being the first of four reception rooms and benefiting from a multi-fuel burner and a set of double doors onto the family room, which is a further spacious reception room and is flexible in its use as either a living or dining area. Adjacent to the family room is the dining room, open through from the breakfast kitchen, which boasts integrated oven and dishwasher, space for a freestanding fridge freezer, breakfast bar seating and an abundance of work surface and cupboard storage, as well as access to a utility room which offers further matching work surface and cupboard storage alongside further

appliance spaces for a washing machine and tumble dryer. An inner hallway provides stairs rising to the first floor, as well as doors to a useful downstairs WC and the office, housing built-in desk and storage and provides the ideal space to work from home. The first floor landing separates four well-balanced double bedrooms, with bedrooms one and two boasting en-suite shower rooms and bedroom one benefiting from useful built-in wardrobes. An additional family bathroom is situated from the landing and offers a further three-piece white suite.

Outside the property is tucked away in a sought-after cul-de-sac position, with driveway parking for multiple vehicles and a double garage benefiting from an electric roller door and side personnel door. Side gated access leads to the rear garden, which is extremely private and low maintenance and benefits from shed storage and a summer house.





Entrance Hall

Lounge 3.4m x 5.5m (11ft x 18ft)

Family Room 3.2m x 5.6m (10.5ft x 18.5ft)

Dining Room 2.9m x 3m (9.5ft x 10ft)

Breakfast Kitchen 4.6m x 4.6m (15ft x 15ft)

Utility Room 1.8m x 3m (6ft x 10ft)

Inner Hallway

WC

Office 2.3m x 2.7m (7.5ft x 9ft)

Landing

Bedroom One 3m x 5.3m (10ft x 17.5ft)

En-Suite Shower Room 1.5m x 3m (5ft x 10ft)

Bedroom Two 4.6m x 2.9m (15ft x 9.5ft)

En-Suite Shower Room 1.4m x 2.6m (4.5ft x 8.5ft)

Bedroom Three 3.4m x 2.7m (11ft x 9ft)



Bedroom Four 3.4m x 2.7m (11ft x 9ft)

Family Bathroom 1.8m x 2m (6ft x 6.5ft)

Double Garage

Solar Panels

The property benefits from solar panels which are owned and provide electricity, as well as approximately £100-£300 per quarter in income.

Council Tax Information

Local Authority: Peterborough City Council
Council Tax Band: E

Disclaimer

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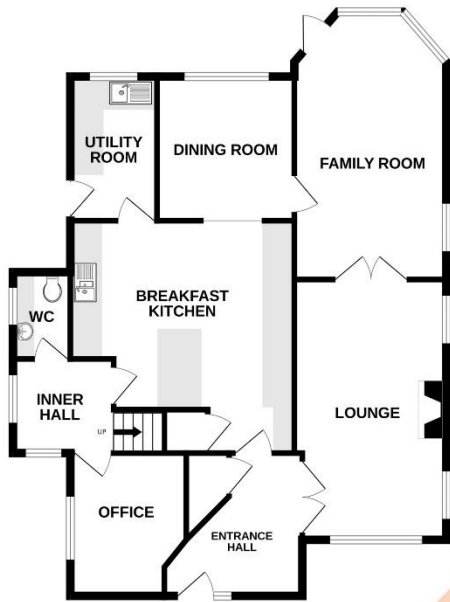
Intending purchasers will be asked to complete our anti-money laundering and compliance checks, as well as provide evidence of funds in order to proceed with a successful offer. We would ask for your co-operation in order that there will be no delays with the agreed purchase.

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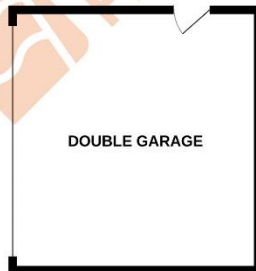
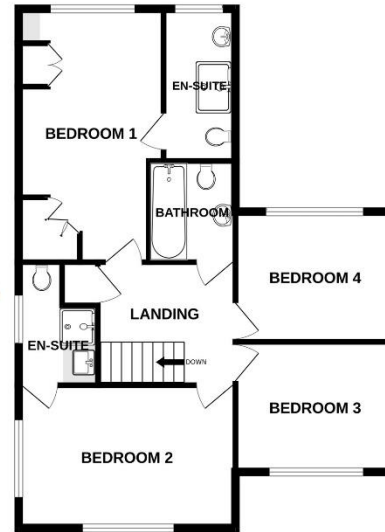




GROUND FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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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