



Edinburgh Avenue, Werrington Village, Peterborough, PE4 6PL

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- FOUR BEDROOM HOUSE
- SEMI DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- Off road parking for multiple vehicles
- Close to local amenities
- Close to Primary & Secondary Education
- Private rear garden
- EPC Rating C
- Freehold

**Guide Price £325,000 - £350,000**





An extensive semi-detached home that has been decorated well throughout by the current owners, boasting a great sized garden and plot to the front of this home. The accommodation hosts THREE RECEPTION ROOMS in the form of lounge/diner, conservatory and study, with a stunning kitchen and a useful downstairs shower room. Upstairs FOUR BEDROOMS can be found, alongside a further three-piece family bathroom. Outside there is driveway parking for multiple vehicles, with a non-overlooked garden to the rear benefiting from patio seating and lawn.

Upon entering the home, the entrance hall separates all of the ground floor accommodation, with two of the reception spaces found to the right-hand side of the home. The first door on the right leads to the lounge/diner, whilst the second door leads you through to the study. Stunning kitchen with door leading you to a conservatory with patio doors hosting you onto the rear garden. A downstairs shower room completes the ground floor accommodation and hosts a three-piece white suite. Upstairs the first floor landing separates four bedrooms and family bathroom, with the bathroom benefiting from three-piece suite.

Outside the property offers an abundance of driveway parking to the front aspect, whilst also enjoying vast patio seating and vast lawn to the rear garden with a garden house at the bottom of the garden.





Entrance Hall

Lounge/Diner 12'6" x 25'0" (3.8m x 7.6m)

Study 7'6" x 17'6" (2.3m x 5.3m)

Kitchen 9'0" x 18'0" (2.7m x 5.5m)

Conservatory 9'0" x 11'0" (2.7m x 3.4m)

Shower Room 9'0" x 3'0" (2.7m x 0.9m)

Landing

Bedroom One 12'0" x 12'0" (3.7m x 3.7m)

Bedroom Two 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Three 7'6" x 13'0" (2.3m x 4m)

Bedroom Four 8'6" x 7'6" (2.6m x 2.3m)

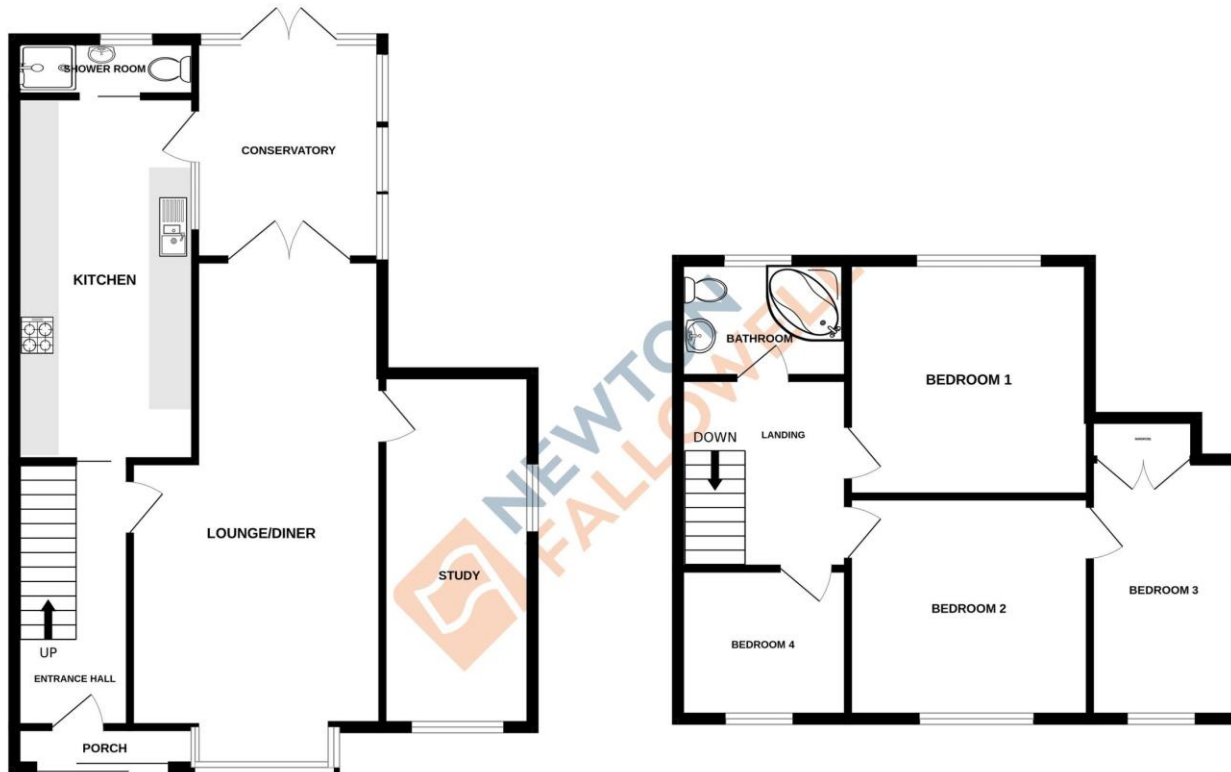
Bathroom 8'6" x 6'0" (2.6m x 1.8m)





GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.

Made with Metropix ©2024

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**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.