



11 Partridge Grove, Werrington, Peterborough, PE4 5BA

 **NEWTON FALLOWELL**

4 3 3

## Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- Modern Kitchen Diner & Spacious Utility
- THREE BATH/SHOWER ROOMS
- SOUTH-FACING CORNER PLOT
- Abundance of Driveway Parking
- EPC Rating B
- Freehold

**£390,000**





This EXTENDED detached family home sits on a GENEROUS SOUTH-FACING CORNER PLOT within a quiet cul-de-sac and offers an ABUNDANCE OF ACCOMMODATION to include FOUR/FIVE BEDROOMS, as well as THREE RECEPTION ROOMS and THREE BATH/SHOWER ROOMS.

Upon entering the home via the entrance hall, there are doors providing access to two of the three reception rooms, with the spacious lounge found to the left-hand side of the home. From the lounge there is open access onto the kitchen diner, which provides further access onto the conservatory and spacious utility room. Completing the downstairs accommodation is a shower room and a family room, having formerly been a garage, now offering a further reception room or downstairs bedroom. Upstairs the first floor landing separates four bedrooms, with the main bedroom boasting a four-piece en-suite, in addition to a further shower reception which services the remaining bedrooms.

Outside there is an abundance of driveway parking for multiple vehicles, with a side gate leading to the rear garden. The garden benefits from lawn and artificial lawn, decked seating area and is fully enclosed to the boundaries.





Entrance Hall 6'0" x 7'0" (1.8m x 2.1m)

Lounge 17'0" x 12'0" (5.2m x 3.7m)

Kitchen Diner 17'0" x 10'6" (5.2m x 3.2m)

Conservatory 10'0" x 13'6" (3m x 4.1m)

Utility Room 12'0" x 12'0" (3.7m x 3.7m)

Shower Room 5'6" x 6'0" (1.7m x 1.8m)

Family Room/Bedroom Five 11'6" x 16'0" (3.5m x 4.9m)

Landing

Bedroom One 12'0" x 17'6" (3.7m x 5.3m)

En-Suite 12'0" x 5'6" (3.7m x 1.7m)

Bedroom Two 10'6" x 11'6" (3.2m x 3.5m)

Bedroom Three 10'6" x 11'6" (3.2m x 3.5m)

Bedroom Four 7'0" x 8'6" (2.1m x 2.6m)

Shower Room 8.50m x 5.50m (27'11" x 18'0")

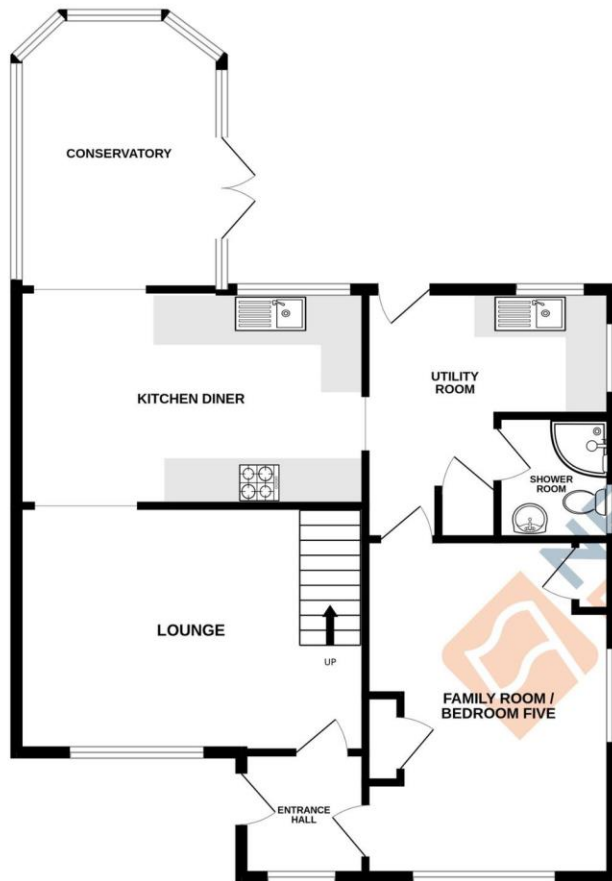
Solar Panels

The property benefits from solar panels and we await further information from the sellers in relation to them.

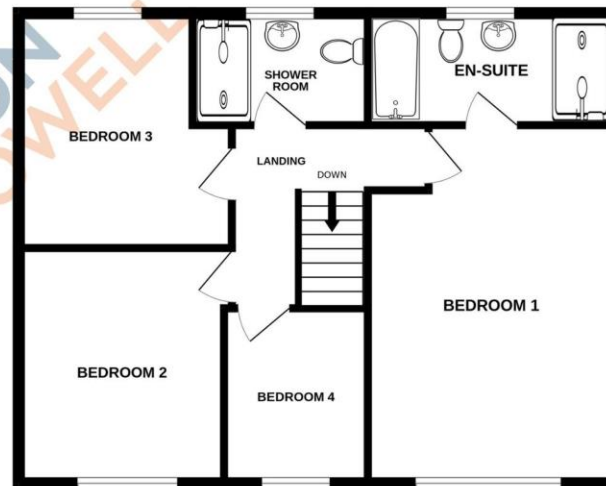




GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.0 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: 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.