



27 Derwood Grove, Werrington, Peterborough, PE4 5DD

 **NEWTON FALLOWELL**

4 1 2

Key Features

- Detached Family Home in Cul-De-Sac Position
- FOUR BEDROOMS & SHOWER ROOM
- SUPERB REAR OUTLOOK
- CORNER PLOT POSITION
- Two Reception Rooms, Kitchen & Utility/WC
- GARAGE & SOUTHERLY-FACING GARDEN
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£315,000





This detached family home is situated on a CORNER PLOT POSITION within a quiet cul-de-sac benefiting from a SUPERB REAR OUTLOOK and being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, downstairs WC, lounge, dining room, kitchen, utility/WC, FOUR BEDROOMS and shower room. Outside there is driveway parking leading to the GARAGE, with gardens to front, side and rear.

Upon entering the home, the entrance hall provides access to the majority of the ground floor accommodation including the useful downstairs WC/utility room, which houses a two-piece suite and space and plumbing for a washing machine. Two reception rooms are situated on the ground floor in the form of the lounge and dining room, both of which offer access onto the rear garden, with access to the kitchen available from the entrance hall. Upstairs the first floor landing separates four bedrooms and the contemporary shower room, which hosts a three-piece suite.

Outside there is driveway parking for multiple vehicles leading to the garage, which benefits from a personnel door from the garden. The gardens stretch around the property and are southerly-facing and enclosed, boasting lawn and patio seating as well as privacy to the rear.





Entrance Hall

Living Room 10'0" x 18'6" (3m x 5.6m)

Dining Room 8'6" x 11'6" (2.6m x 3.5m)

Kitchen 7'6" x 11'6" (2.3m x 3.5m)

Wc/Utility Room 4'0" x 7'0" (1.2m x 2.1m)



Landing

Bedroom One 10'0" x 11'6" (3m x 3.5m)

Bedroom Two 11'0" x 11'6" (3.4m x 3.5m)

Bedroom Three 7'6" x 11'6" (2.3m x 3.5m)

Bedroom Four 7'0" x 7'0" (2.1m x 2.1m)



Shower Room 6'0" x 8'0" (1.8m x 2.4m)

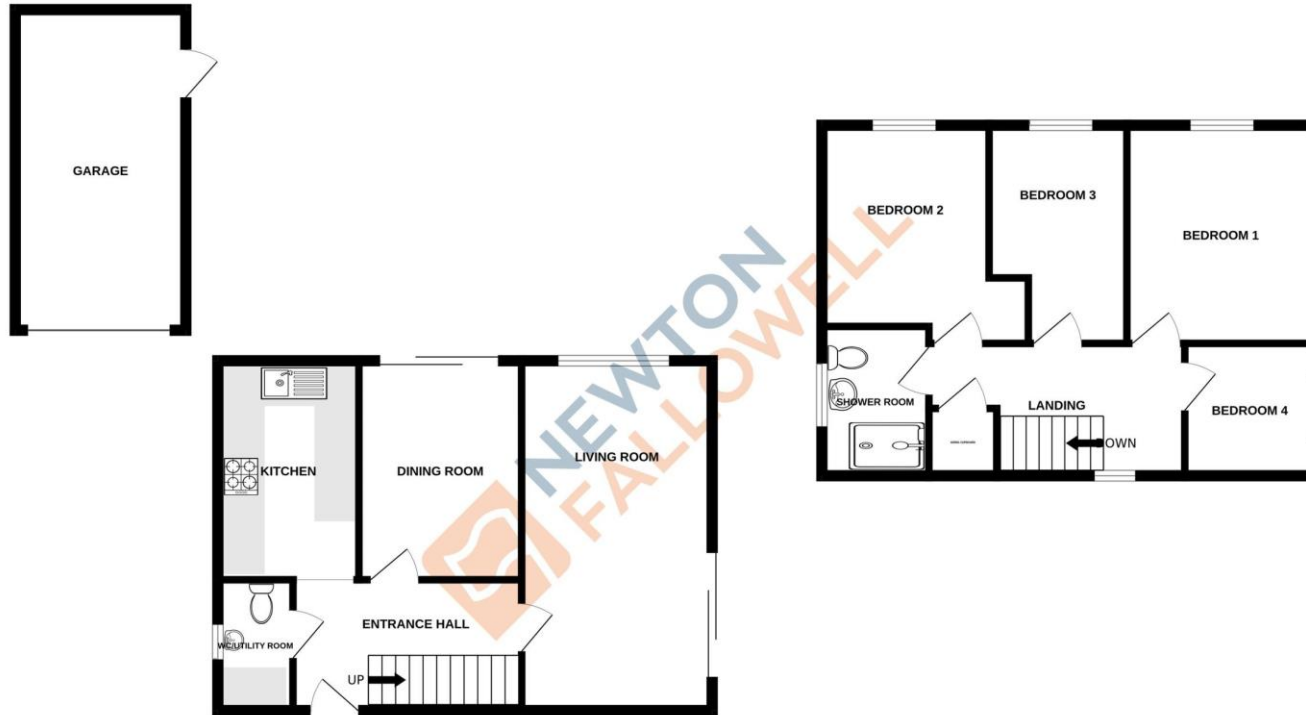
Garage 9'0" x 17'0" (2.7m x 5.2m)





GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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.