



52 Sapperton, Werrington, Peterborough, PE4 5BS

 **NEWTON FALLOWELL**

4 2 2

Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen, Utility Room & Downstairs WC
- En-Suite & Family Bathroom
- DOUBLE GARAGE & DRIVEWAY
- SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

£375,000





An EXTENDED detached family home offering a SOUTH-FACING REAR GARDEN and a DOUBLE GARAGE, positioned within a popular cul-de-sac in Werrington. The spacious accommodation comprises of an entrance hall, THREE RECEPTION ROOMS to include lounge, dining room and conservatory, kitchen, utility room, downstairs WC, with FOUR WELL-BALANCED BEDROOMS located upstairs, alongside an en-suite shower room and family bathroom. Outside there is driveway parking in front of the double garage and an enclosed south-facing garden to the rear.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC. The lounge is situated to the right-hand side of the home and presents access to the conservatory, which overlooks and hosts doors onto the rear garden. The dining room is accessible via the entrance hall and is positioned adjacent to the kitchen, which benefits from an abundance of work surface and cupboard storage, as well as benefiting from a utility room. Upstairs the landing separates the four bedrooms, which are well-balanced in size and the main bedroom boasting an en-suite shower room. The family bathroom is accessible from the landing, servicing the remaining bedrooms and offering a further three-piece suite.



Outside the driveway provides off-road parking for multiple vehicles and leads to the double garage. To the rear, the garden is fully enclosed and south-facing, offering patio seating, lawn and shed storage.



Entrance Hall 9'0" x 13'6" (2.7m x 4.1m)

WC

Lounge 11'6" x 19'6" (3.5m x 5.9m)

Conservatory 9'0" x 6'6" (2.7m x 2m)

Dining Room 9'0" x 17'0" (2.7m x 5.2m)



Kitchen 8'0" x 14'0" (2.4m x 4.3m)

Utility Room 11'0" x 5'7" (3.4m x 1.7m)

Landing

Bedroom One 9'6" x 12'6" (2.9m x 3.8m)

En-Suite 5'6" x 6'6" (1.7m x 2m)



Bedroom Two 9'0" x 14'0" (2.7m x 4.3m)

Bedroom Three 11'6" x 9'6" (3.5m x 2.9m)

Bedroom Four 11'6" x 9'6" (3.5m x 2.9m)

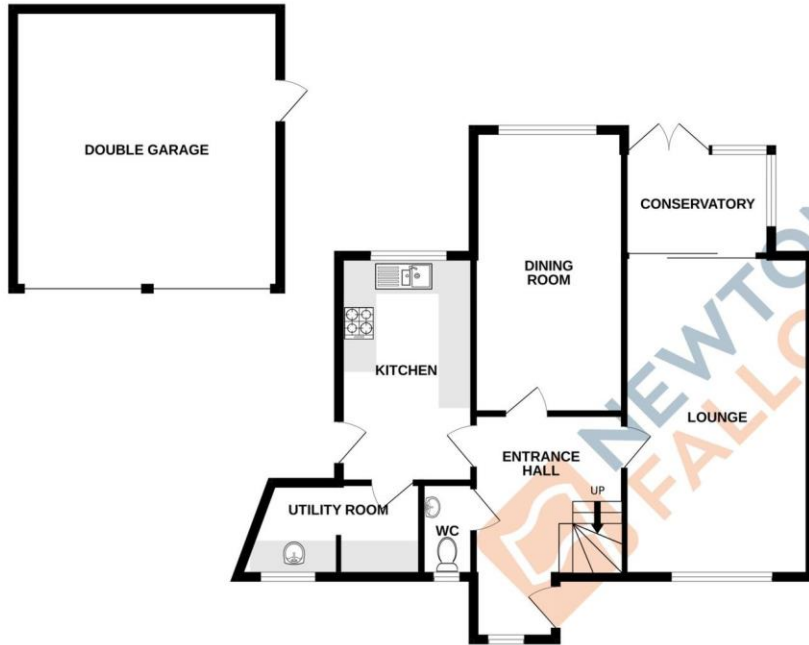
Family Bathroom 7'6" x 6'6" (2.3m x 2m)

Double Garage 16'0" x 17'0" (4.9m x 5.2m)





GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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.