



NEWTON
FALLOWELL

4 Chatsfield, Werrington, Peterborough, PE4 5DJ

 **NEWTON FALLOWELL**

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Key Features

- Extensive Detached Family Home
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Stunning Breakfast Kitchen & Utility Room
- En-Suite, Family Bathroom & Downstairs WC
- DOUBLE GARAGE, DRIVEWAY & GARDENS
- CORNER PLOT POSITION
- EPC Rating TBC
- Freehold

£425,000





This extensive detached family home benefits from FOUR DOUBLE BEDROOMS and THREE RECEPTION ROOMS, whilst offering a DOUBLE GARAGE and wrap around garden situated on a CORNER PLOT POSITION in a sought-after cul-de-sac in Werrington. The well presented accommodation comprises of an entrance hall, spacious lounge, dining room and conservatory, stunning breakfast kitchen hosting integrated appliances, utility room and useful downstairs WC, with four well-balanced bedrooms located to the first floor in addition to an en-suite and family bathroom. Outside the property sits on a superb corner plot position offering a double garage and driveway to the rear, low maintenance garden to the front aspect and an enclosed garden to the side and rear of the property.

Upon entering the home, the centralised entrance hall provides access to one of the three reception rooms, the breakfast kitchen and the useful downstairs WC, with stairs rising to the first floor. The dual-aspect dining room is the first of three reception rooms and leads openly to the spacious lounge found to the rear, in addition to a door leading onto the breakfast kitchen. Fitted by the current owners within recent years, the breakfast kitchen boasts an array of work surface and cupboard storage, integrated appliances to include dishwasher, larger fridge, wine cooler and bin storage, range cooker and breakfast bar seating. The kitchen also houses access onto the generous conservatory, which is ideal to be utilised for further living or dining and overlooks the rear garden, with a further door onto a useful utility room, where there is space and plumbing for further appliances. Upstairs the first floor landing separates four well-balanced bedrooms, with bedroom hosting useful built-in wardrobes and an en-suite shower room. The family bathroom services the remaining bedrooms and benefits from a contemporary three-piece suite.

Outside there is driveway parking for multiple vehicles located to the rear leading to the double garage, with side gated access and a personnel door from the double garage leading to the rear garden. Gardens can be found to the front, side and rear of the property, with a low maintenance front garden and a combination of lawn and patio located to the side and rear, accompanied by a walled boundary and a hot tub.





Entrance Hall

WC

Breakfast Kitchen 3.05m x 3.61m (10'0" x 11'10")

Dining Room 4.69m x 3.03m (15'5" x 9'11")

Lounge 3.73m x 5.55m (12'2" x 18'2")

Conservatory 6.69m x 3.35m (21'11" x 11'0")

Utility Room 1.48m x 2.23m (4'11" x 7'4")

Landing

Bedroom One 4.63m x 3.12m (15'2" x 10'2")

En-Suite 1.41m x 1.71m (4'7" x 5'7")

Bedroom Two 3.72m x 2.69m (12'2" x 8'10")

Bedroom Three 3.76m x 2.63m (12'4" x 8'7")

Bedroom Four 2.49m x 2.87m (8'2" x 9'5")

Family Bathroom 2.02m x 1.85m (6'7" x 6'1")

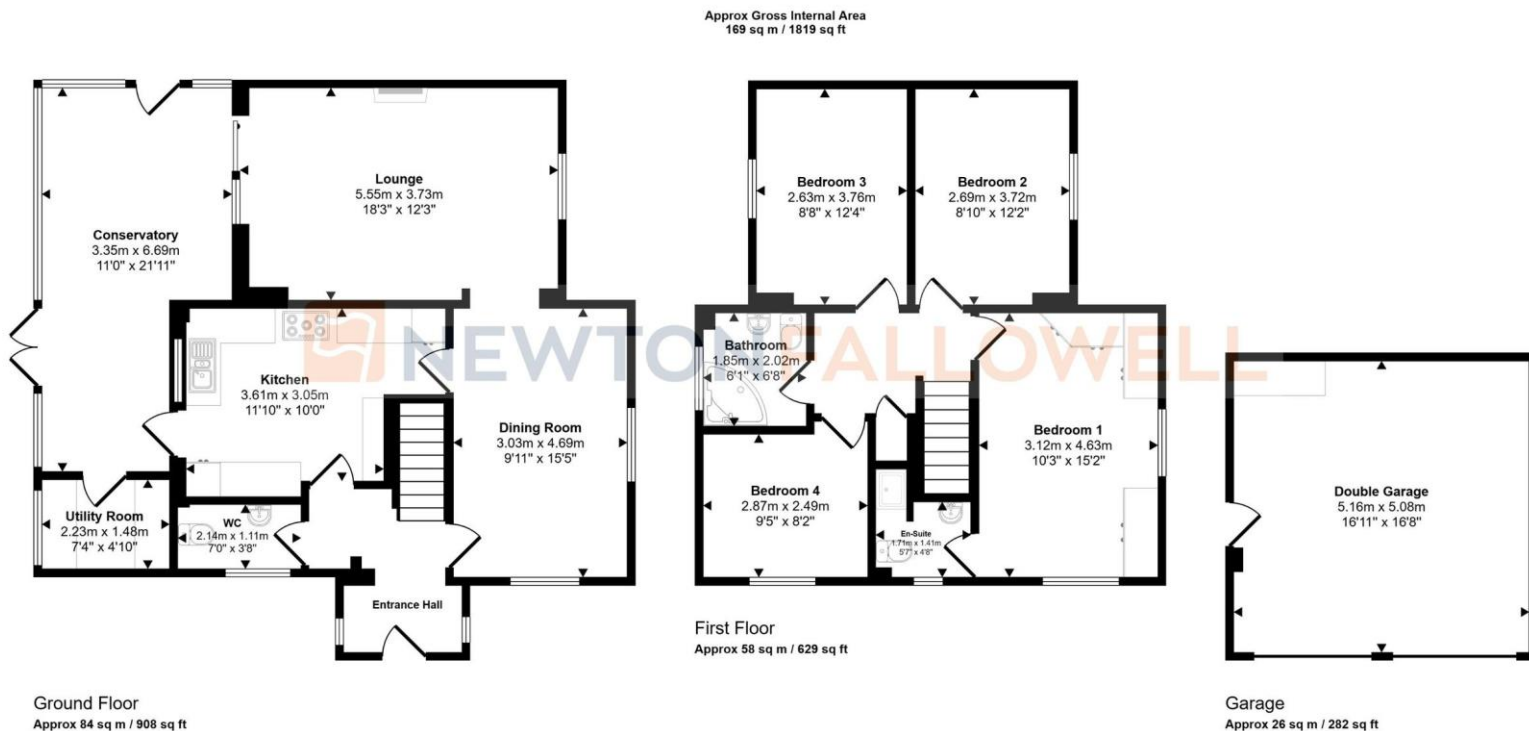
Double Garage 5.08m x 5.16m (16'8" x 16'11")

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station. Werrington offers a wealth of amenities to include Werrington shopping centre hosting a selection of local shops, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, two petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House, restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

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.



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