



NEWTON
FALLOWELL

11 Helmsdale Gardens, Werrington, Peterborough, PE4 6NS

 **NEWTON FALLOWELL**

3 1 4

Key Features

- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- Family Bathroom & Downstairs WC
- Corner plot with gardens to side and rear
- Garage & Driveway to rear
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

OIEO £285,000





This EXTENDED SEMI DETACHED FAMILY HOME sits on a superb corner plot position and offers THREE DOUBLE BEDROOMS and is being sold with NO ONWARD CHAIN. The accommodation which benefits from a double storey side extension, comprises of an entrance hall, lounge, study, garden room, kitchen, dining room, downstairs WC, with well-balanced bedrooms located upstairs in addition to the family bathroom. Outside there is a garage and driveway to the rear, with gardens stretching to both side and rear of the home.

Upon entering the property, you are greeted by an entrance hall. To the right, there is a spacious lounge area, which leads seamlessly into the study, and from there, through to a garden room. Adjacent to the study, you will find access to the kitchen, which offers ample space for various appliances. Additionally, the dining room is situated at the front of the property, accessible from the kitchen, providing a versatile and comfortable dining or living space. Completing the ground floor is a convenient downstairs WC, located off the hallway adjacent to the kitchen. A back door from the hallway gains access to the garden.

The first-floor landing provides access to three well-proportioned double bedrooms. A three-piece family bathroom with a shower over the bath serves all the bedrooms, completing the first floor accommodation.

Due to the corner plot position the enclosed garden features decking areas and patio seating whilst at the front, the property is landscaped with a combination of block paving and gravel, ensuring low-maintenance appeal. Additionally, there is a garage located to the rear of the property in addition to driveway parking.

Entrance Hall

Lounge 3.78m x 4.17m (12'5" x 13'8")

Study 2.35m x 2.18m (7'8" x 7'2")

Garden Room 2.25m x 2.9m (7'5" x 9'6")

Dining Room 3.37m x 2.29m (11'1" x 7'6")

Kitchen 2.33m x 5.46m (7'7" x 17'11")

Downstairs WC 1.17m x 1.5m (3'10" x 4'11")

Landing

Bedroom One 6.31m x 2.23m (20'8" x 7'4")

Bedroom Two 3.13m x 4.29m (10'4" x 14'1")

Bedroom Three 3.04m x 3.15m (10'0" x 10'4")

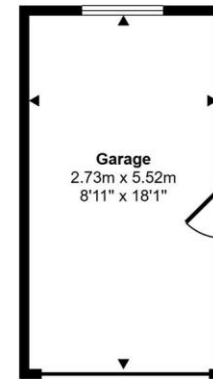
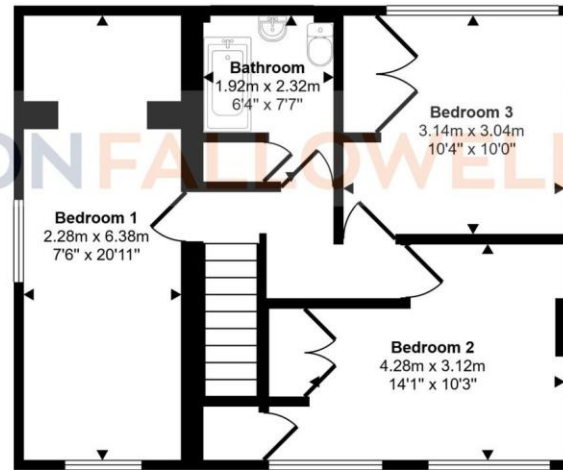
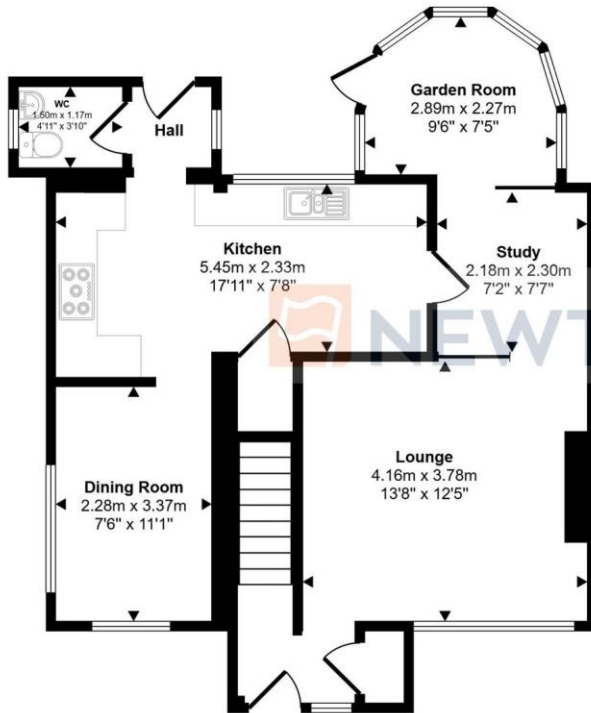
Family Bathroom 2.32m x 1.92m (7'7" x 6'4")

Garage 5.51m x 2.84m (18'1" x 9'4")

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 tree horseshoes the cherry house, restaurant, local takeaways such as fish and chip shop and chinese. As well as local schooling such as Werrington primary school William Law in addition to Ken Stimpson secondary school.

Approx Gross Internal Area
125 sq m / 1345 sq ft



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: B

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.



SCAN ME