



27 Helmsdale Gardens, Werrington Village,
Peterborough, PE4 6NS

 **NEWTON FALLOWELL**

4 2 2

Key Features

- EXTENDED SEMI-DETACHED HOME
- FOUR BEDROOMS
- Spacious Lounge & Conservatory
- Kitchen Diner & Utility Room
- Upstairs & Downstairs Contemporary Shower Rooms
- INTEGRAL GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- SOUTH-FACING REAR GARDEN
- EPC Rating C
- Freehold

£350,000





This EXTENDED semi-detached home is situated within a no-through road cul-de-sac position benefiting from FOUR BEDROOMS, driveway parking for multiple vehicles, INTEGRAL GARAGE and a SOUTH-FACING REAR GARDEN. The property has been well maintained by the current owners, with a new boiler fitted (approx 3 1/2 years ago), new carpets (approx 1 year ago), new radiators (approx 3 years ago), as well as a newly-fitted shower room upstairs (approx 1 year ago). The well presented accommodation comprises of an entrance hall, spacious lounge, kitchen diner, conservatory to the rear, utility room, downstairs and upstairs shower rooms, as well as four bedrooms on the first floor. Outside there is driveway parking for multiple vehicles, an integral garage, as well as a south-facing garden to the rear.

Upon entering the home, the entrance hall provides access to the spacious lounge, which can be found to the front of the home and hosts a gas fire and open access to the kitchen diner. The entrance hall benefits from underfloor heating, which continues throughout the side extension including the useful utility room, with access also onto the downstairs shower room and integral garage, with the garage providing storage or potential to be converted. From the kitchen diner there is access to the conservatory, hosting potential to be used for both living and dining overlooking and benefiting from access to the rear garden. Upstairs the first floor landing separates four bedrooms, with the main bedroom boasting a vaulted ceiling and stretches from front to rear. Two of the three remaining bedrooms benefit from built-in storage, with all of the bedrooms benefiting from the use of the stunning, recently re-fitted shower room, where a contemporary three-piece suite can be found including a walk-in shower with reflective privacy shower screen.

Outside to the front aspect there is driveway parking for multiple vehicles leading to the integral garage, with side gated access leading to the rear. The well-maintained rear garden is south-facing and boasts a combination of patio seating, lawn and borders, whilst being fully enclosed.





Entrance Hall

Lounge 3.69m x 4.18m (12'1" x 13'8")

Kitchen Diner 2.31m x 5.13m (7'7" x 16'10")

Conservatory 2.91m x 5.22m (9'6" x 17'1")

Utility Room 2.09m x 2.65m (6'11" x 8'8")

Downstairs Shower Room 1.37m x 2.48m (4'6" x 8'1")

Landing

Bedroom One 6.21m x 2.71m (20'5" x 8'11")

Bedroom Two 3.20m x 3.11m (10'5" x 10'2")

Bedroom Three 3.1m x 2.17m (10'2" x 7'1")

Bedroom Four 2.21m x 2.85m (7'4" x 9'5")

Upstairs Shower Room 2.34m x 1.92m (7'8" x 6'4")

Integral Garage 3.25m x 2.43m (10'8" x 8'0")

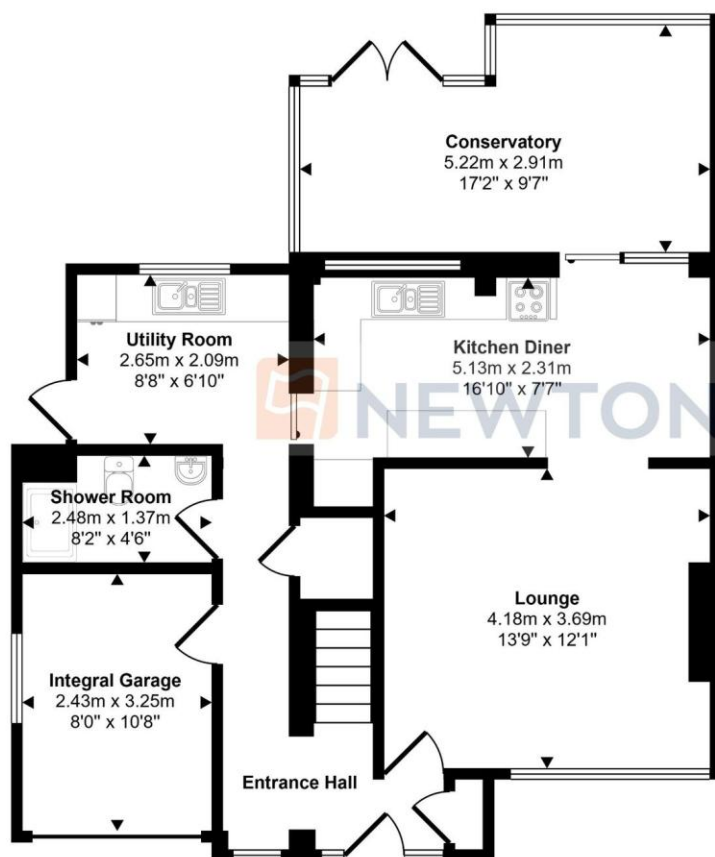
Werrington

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.

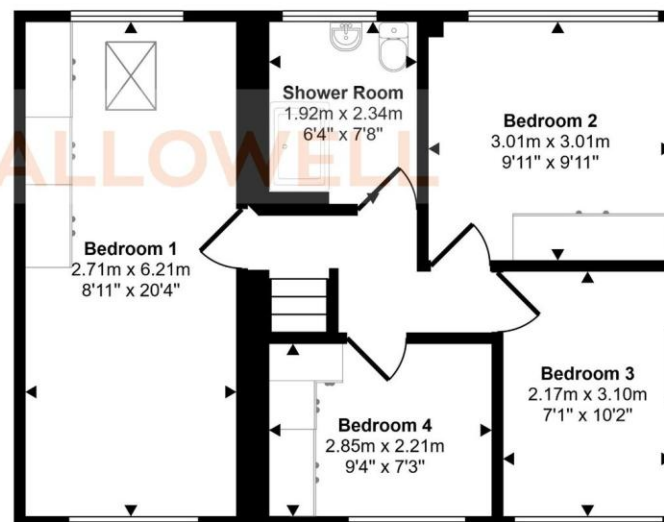




Approx Gross Internal Area
125 sq m / 1343 sq ft



Ground Floor
Approx 73 sq m / 788 sq ft



First Floor
Approx 51 sq m / 554 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