



 NEWTON FALLOWELL

40 Carron Drive, Werrington Village, Peterborough, PE4 6NX

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Spacious Family Home in Werrington Village
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Upstairs Family Bathroom
- GARAGE & PARKING
- Low Maintenance Rear Garden
- SUPERB FRONT OUTLOOK
- EPC Rating TBC
- Freehold

£230,000





This spacious family home is situated within the heart of Werrington Village and offers a SUPERB FRONT OUTLOOK, as well as THREE BEDROOMS and a GARAGE. The accommodation comprises of an entrance hall, spacious lounge to the front of the home enjoying the front outlook over the green, kitchen diner to the rear with access onto the garden, whilst three bedrooms are separated by the first floor landing alongside the family bathroom, which hosts a contemporary three-piece white suite with a shower over the bath. Outside there is a garage located to the side aspect, with parking available in front of the garage and further parking available nearby, whilst to the rear of the home the garden is enclosed and offers patio seating, artificial lawn and rear gated access.

Entrance Hall

Lounge 3.89m x 4.19m (12'10" x 13'8")

Kitchen Diner 2.91m x 5.28m (9'6" x 17'4")

Landing

Bedroom One 3.86m x 2.98m (12'8" x 9'10")

Bedroom Two 2.94m x 2.63m (9'7" x 8'7")

Bedroom Three 2.97m x 2.04m (9'8" x 6'8")

Family Bathroom 1.84m x 2.41m (6'0" x 7'11")

Garage 4.74m x 2.28m (15'7" x 7'6")

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.

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.

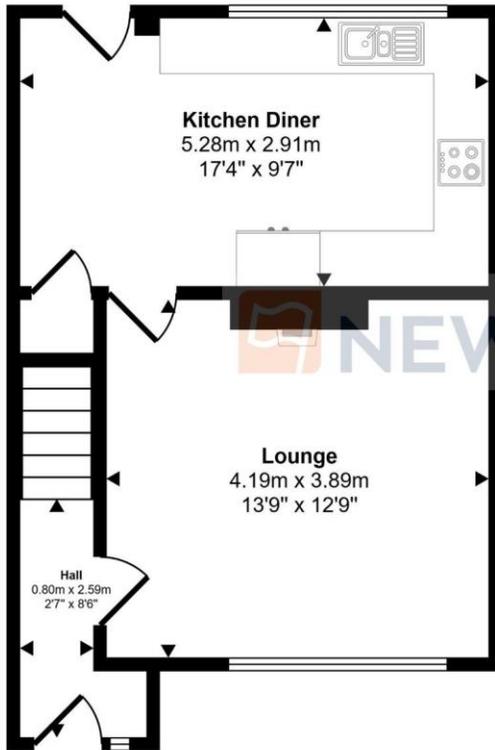
ANTI-MONEY LAUNDERING REGULATIONS:

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 Followell 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.

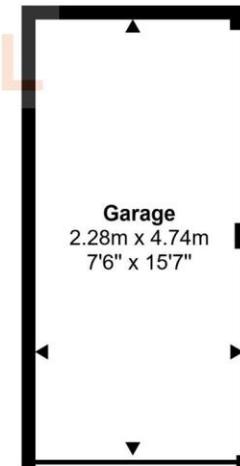
Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 36 sq m / 392 sq ft



Garage
Approx 11 sq m / 116 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.

