



NEWTON
FALLOWELL

27 Redbridge, Werrington, Peterborough, PE4 5DP

 **NEWTON FALLOWELL**

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Key Features

- Detached Family Home in Cul-De-Sac
- THREE BEDROOMS
- Spacious Lounge Diner & Conservatory
- Modern Kitchen & Utility
- En-Suite, Bathroom & Downstairs WC
- Garage Storage & Driveway for Multiple Vehicles
- WEST-FACING REAR GARDEN
- EPC Rating C
- Freehold

Guide Price £280,000 - £300,000





This detached family home is situated within a popular cul-de-sac and benefits from THREE BEDROOMS and a WEST-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, modern kitchen to the front aspect with an array of work surface, cupboard storage and freestanding appliance spaces, with further appliance spaces in the utility room (formed via part garage conversion), spacious lounge diner to the rear with access onto the conservatory, ideal for living or dining and hosting access onto the rear garden, whilst upstairs three bedrooms are separated by the first floor landing, with the main bedroom benefiting from an en-suite, in addition to the family bathroom, which hosts a further three-piece suite. Outside there is driveway parking for multiple vehicles leading to the garage, providing an ideal storage area, whilst to the rear the garden is west-facing and boasts patio seating, lawn, shed storage and privacy to the rear.

Entrance Hall

WC

Kitchen 3.33m x 2.33m (10'11" x 7'7")

Utility Room 2.01m x 2.28m (6'7" x 7'6")

Lounge Diner 3.39m x 5.86m (11'1" x 19'2")

Conservatory 2.66m x 2.74m (8'8" x 9'0")

Landing

Bedroom One 3.31m x 3.98m (10'11" x 13'1")

En-Suite 1.49m x 1.88m (4'11" x 6'2")

Bedroom Two 3.35m x 3.48m (11'0" x 11'5")

Bedroom Three 2.49m x 2.36m (8'2" x 7'8")

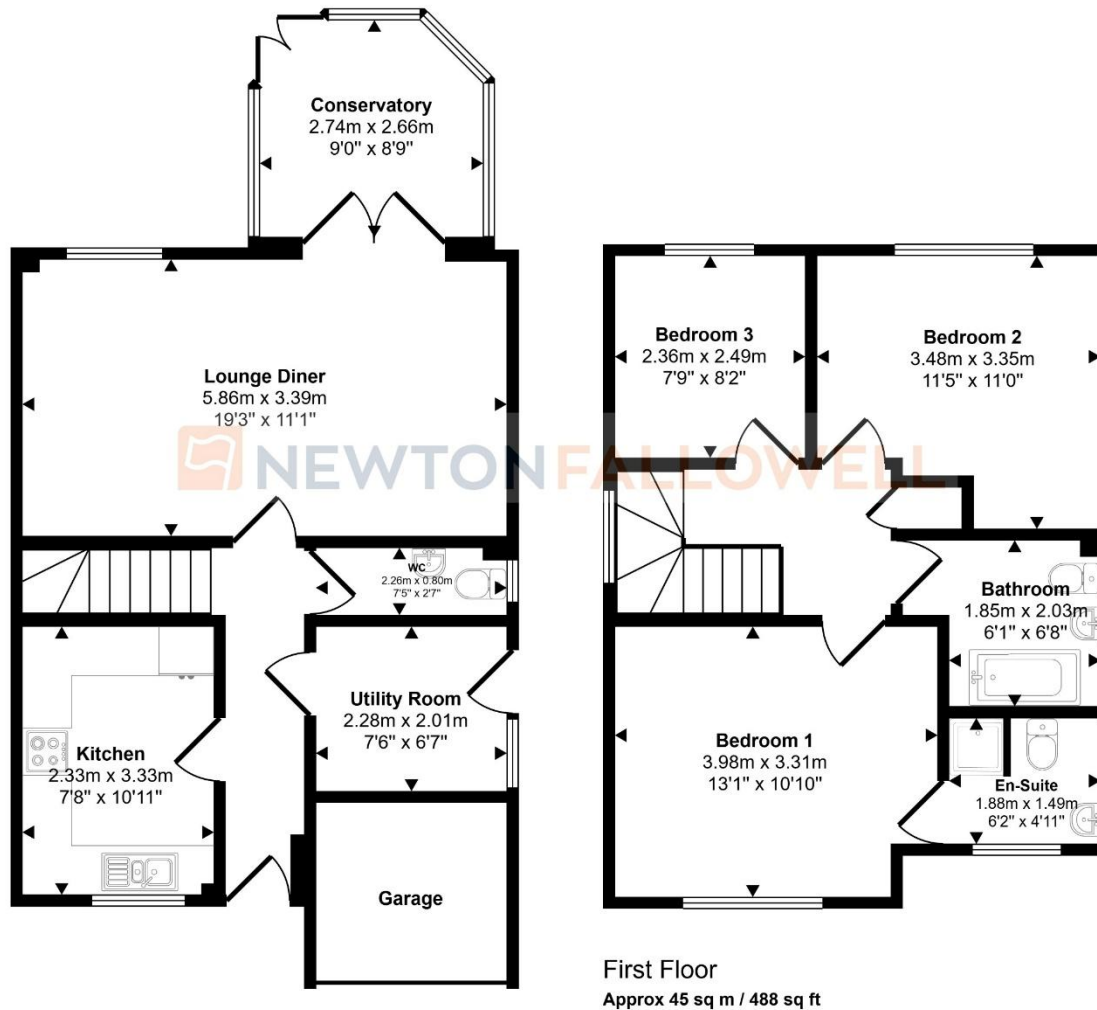
Family Bathroom 2.03m x 1.85m (6'8" x 6'1")

Garage

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, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, 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. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Approx Gross Internal Area
101 sq m / 1090 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: C

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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