



NEWTON

24 Merelade Grove, Werrington, Peterborough, PE4 5DA

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Detached Family Home in Cul-De-Sac
- THREE BEDROOMS WITH BUILT-IN STORAGE
- Modern Kitchen Diner, Lounge & Conservatory
- En-Suite, Bathroom & Downstairs WC/Utility
- SOUTH-FACING REAR GARDEN
- STUNNING OUTDOOR KITCHEN & HOT TUB AREA
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- EPC Rating TBC
- Freehold

£275,000





This detached family home offers THREE BEDROOMS (formerly a four bedroom home) with EN-SUITE and GARAGE, as well as a SOUTH-FACING GARDEN with a stunning OUTDOOR KITCHEN & HOT TUB AREA, situated within a quiet cul-de-sac position in Werrington. The accommodation comprises of an entrance hall, useful downstairs WC/Utility hosting space and plumbing for washing machine and tumble dryer, as well as the boiler (fitted in 2020), modern kitchen diner with doors onto the rear garden, spacious lounge leading onto conservatory, which overlooks and also houses access onto the rear garden, whilst upstairs the first floor landing separates three bedrooms, all of which boast built-in storage and the main bedroom benefiting from a walk-in wardrobe and en-suite (fitted in 2019), with the family bathroom servicing the remaining bedrooms. Outside there is driveway parking for multiple vehicles to the front aspect leading to the garage, which can be accessed via the front or side aspect doors, whilst two gates provide access around the property and lead to the rear garden, which is south-facing and boasts patio seating, artificial lawn, as well as sheltered hot tub area and outdoor kitchen.





Entrance Hall

WC/Utility 1.17m x 2.15m (3'10" x 7'1")

Kitchen Diner 4.85m x 3.41m (15'11" x 11'2")

Lounge 2.9m x 5.38m (9'6" x 17'8")

Conservatory 3.17m x 3.42m (10'5" x 11'2")

Landing

Bedroom One 3.66m x 3.47m (12'0" x 11'5")

En-Suite

Bedroom Two 2.94m x 2.57m (9'7" x 8'5")

Bedroom Three 2.04m x 2.03m (6'8" x 6'8")

Family Bathroom 1.61m x 1.98m (5'4" x 6'6")

Garage 5.2m x 2.57m (17'1" x 8'5")

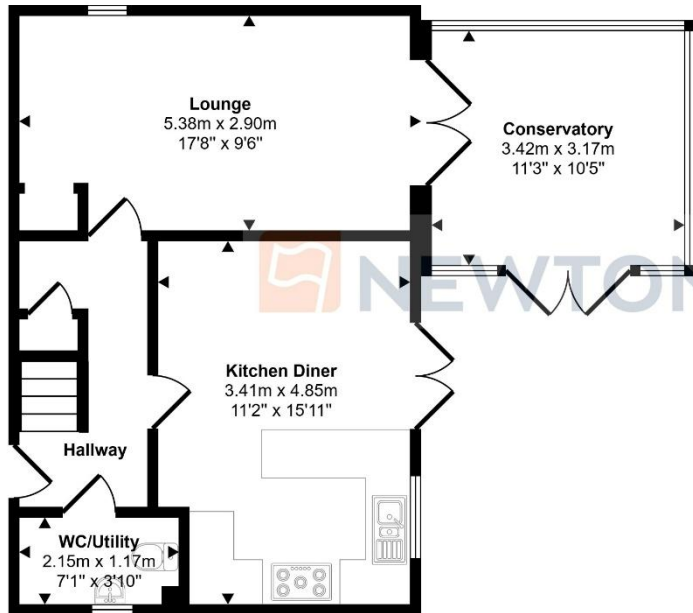
Werrington

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.

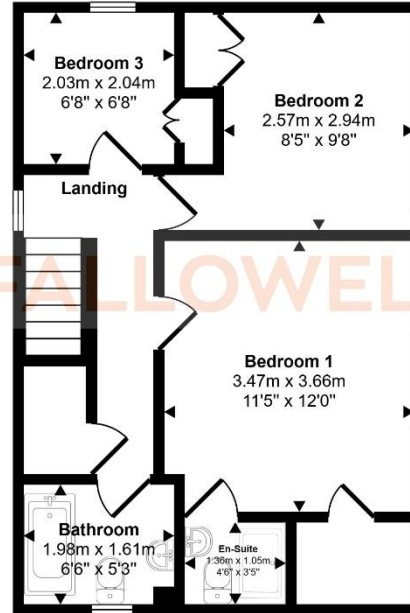




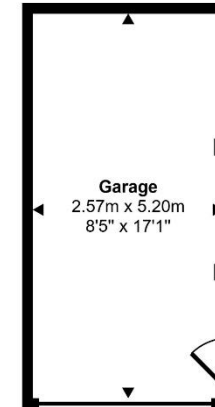
Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Garage
Approx 13 sq m / 144 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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