



NEWTON
FALLOWELL

49 Coventry Close, Werrington Village, Peterborough, PE4 6NN



NEWTON FALLOWELL

3 1 1

Key Features

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- Stunning Kitchen Diner to Rear
- Spacious Lounge & Utility Room
- Downstairs WC & Upstairs Contemporary Bathroom
- INTEGRAL GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- SOUTH-FACING REAR GARDEN
- EPC Rating C
- Freehold

Guide Price £290,000 - £315,000





An EXTENDED semi-detached family home offering THREE BEDROOMS, a REFITTED BOILER (in 2024), an INTEGRAL GARAGE, driveway parking for multiple vehicles and a SOUTH-FACING GARDEN to the rear, situated in a sought-after cul-de-sac in Werrington Village. The well presented accommodation comprises of an entrance hall, bay-fronted lounge to the front of the home and a stunning extended kitchen diner to the rear hosting a modern fitted kitchen including integrated appliances such as dishwasher and fridge freezer, as well as hosting space to dine and/or live and access onto both the useful downstairs WC and utility room, with the latter providing further appliance spaces for a washing machine and tumble dryer, in addition to a door to the integral garage. Upstairs the first floor landing separates three bedrooms, all of which boast built-in storage, as well as the family bathroom, which hosts a contemporary three-piece suite. Outside there is driveway parking to the front aspect for multiple vehicles leading to the garage, which boasts an electric door installed in October 2024, whilst to the rear the garden is south-facing and benefits from patio seating and lawn.

Entrance Hall

Lounge 4.88m x 3.6m (16'0" x 11'10")

Kitchen Diner 6.52m x 6.84m (21'5" x 22'5")

Utility Room 3.64m x 2.07m (11'11" x 6'10")

WC

Landing

Bedroom One 3.42m x 3.56m (11'2" x 11'8")

Bedroom Two 2.75m x 2.96m (9'0" x 9'8")

Bedroom Three 2.2m x 2.52m (7'2" x 8'4")

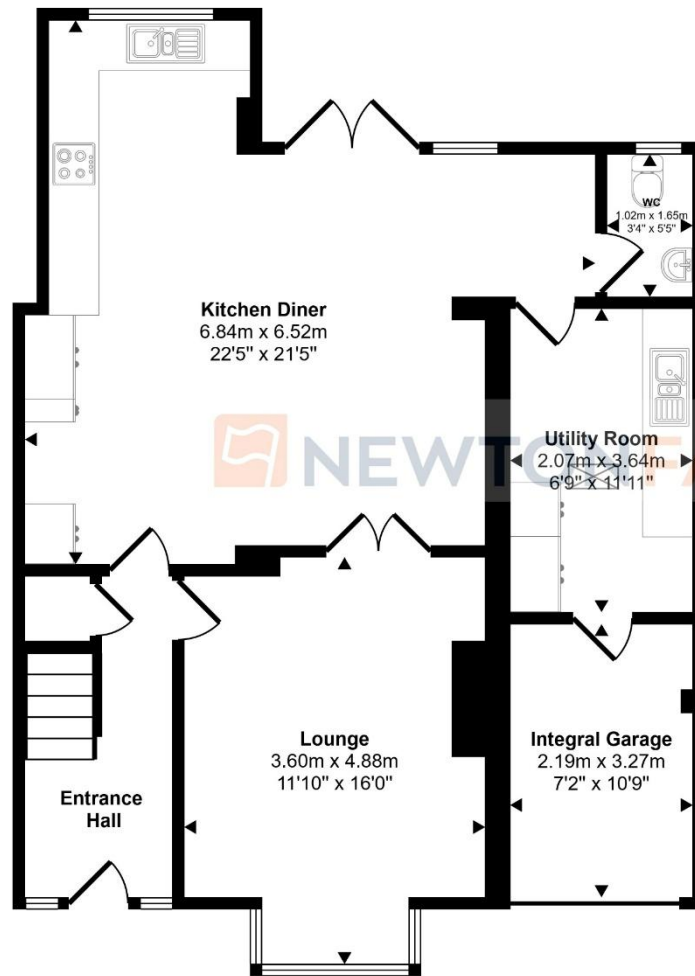
Family Bathroom 1.71m x 2.45m (5'7" x 8'0")

Integral Garage 3.27m x 2.19m (10'8" x 7'2")

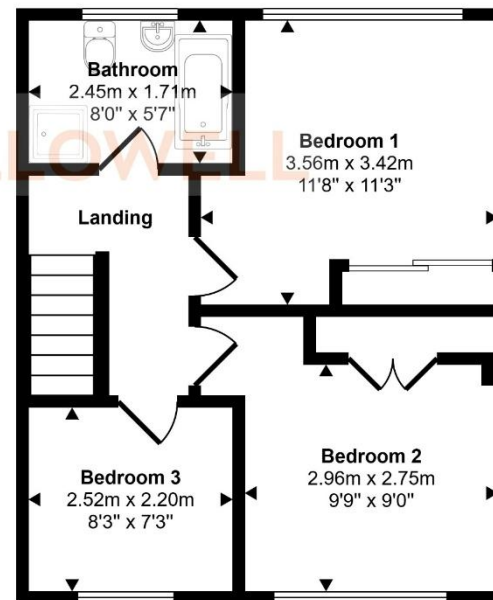
Werrington

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
114 sq m / 1225 sq ft



Ground Floor
Approx 75 sq m / 811 sq ft



First Floor
Approx 38 sq m / 414 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.