



46 Canterbury Road, Werrington Village,
Peterborough, PE4 6PD

 **NEWTON FALLOWELL**

4 2 2

Key Features

- EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- Stunning Living Dining Kitchen & Utility
- Spacious Lounge & Study
- En-Suite, Four-Piece Bathroom & Downstairs WC
- INTEGRAL GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- PRIVATE SOUTH-WESTERLY FACING REAR GARDEN
- EPC Rating C
- Freehold

Guide Price £450,000 - £500,000





An EXTENDED detached family home situated within the heart of Werrington Village benefiting from FOUR DOUBLE BEDROOMS, an INTEGRAL GARAGE and DRIVEWAY FOR MULTIPLE VEHICLES, in addition to a SOUTH-WESTERLY FACING GARDEN to the rear. The well presented accommodation comprises of an entrance hall, convenient downstairs WC, spacious lounge, stunning open plan living dining kitchen, useful utility room, study, with four well-balanced double bedrooms located upstairs alongside an en-suite shower room and four-piece family bathroom. Outside there is driveway parking to the front aspect for multiple vehicles leading to the integral garage, whilst to the rear is a south-westerly facing garden offering privacy to the rear.

Upon entering the home, the ground floor benefits from Karndean flooring and solid oak doors are located throughout the property, with the entrance hall hosting access to the spacious lounge to the front of the home benefiting from a real flame gas fire, the useful downstairs WC and the stunning open plan living dining kitchen, which boasts a modern fitted kitchen with integrated appliances to include two double ovens, matching plate warmers, microwave, ring-ring gas Zanussi hob and extractor, fridge freezer and AEG coffee machine, in addition to an array of granite work surfaces and cupboard storage, one and a half sink and granite drainer with Insinkerator mixer tap, as well as space and plumbing for a dishwasher, whilst there is breakfast bar seating, formal dining and living space, with bi-folding doors to the rear and a roof lantern to the ceiling allowing natural light to flow into the room. From the living dining kitchen there is also access onto a study, which is flexible in its use as a further living, dining or working area overlooking the rear garden, as well as the utility room, which houses further granite work surfaces, as well as space and plumbing for further appliances to include washing machine and American-style fridge freezer, with the utility room also providing access onto the integral garage. Upstairs the first floor landing separates four well-balanced double bedrooms, with the spacious main bedroom boasting an array of built-in wardrobes and an en-suite shower room, with the en-suite hosting a contemporary suite including a walk-in mains-fed shower with a rainfall shower head and detachable hose. A further bathroom services the remaining bedrooms, with the family bathroom boasting a four-piece suite including a further walk-in mains-fed shower and bath.



Outside there is driveway parking for multiple vehicles leading to the integral garage, which offers an electric door to the front aspect. The rear garden is south-westerly facing and benefits from a patio seating area, lawn, shed storage and is fully enclosed, as well as benefiting from privacy to the rear.



Entrance Hall

WC

Lounge 3.33m x 4.98m (10'11" x 16'4")

Living Dining Kitchen 6.85m x 6.91m (22'6" x 22'8")

Utility Room 1.43m x 3.1m (4'8" x 10'2")

Study 3.27m x 3.17m (10'8" x 10'5")

Landing

Bedroom One 6.61m x 2.91m (21'8" x 9'6")

En-Suite 2.45m x 1.44m (8'0" x 4'8")

Bedroom Two 4.11m x 2.73m (13'6" x 9'0")

Bedroom Three 2.45m x 3.66m (8'0" x 12'0")

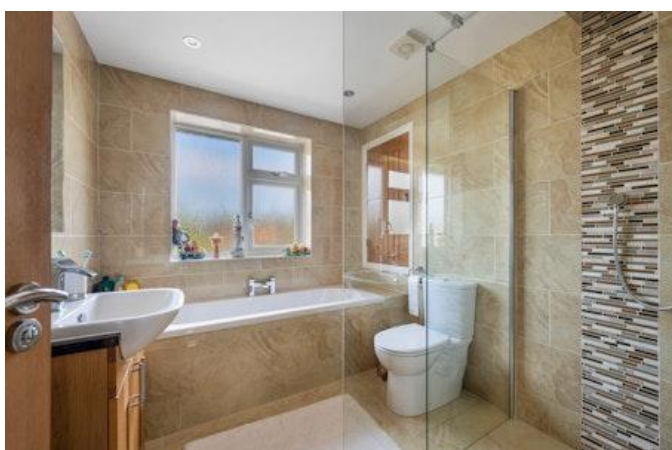
Bedroom Four 3.13m x 2.82m (10'4" x 9'4")

Family Bathroom 2.4m x 2.15m (7'11" x 7'1")

Integral Garage 5.23m x 3.19m (17'2" x 10'6")

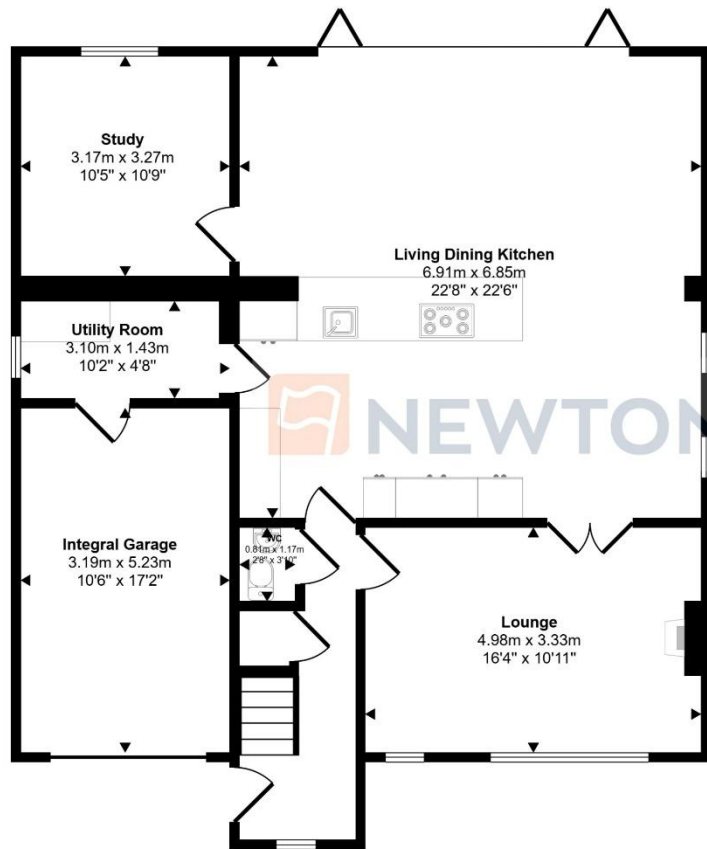
Werrington

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, 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.

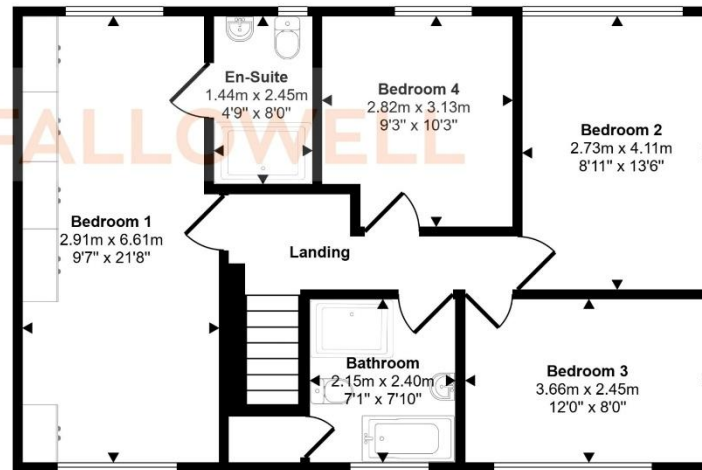




Approx Gross Internal Area
176 sq m / 1897 sq ft



Ground Floor
Approx 108 sq m / 1167 sq ft



First Floor
Approx 68 sq m / 731 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: D

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 £62 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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