



31 Gildale, Werrington, Peterborough, PE4 6QY

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Executive Detached Family Home
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- Kitchen & Utility Room
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES
- GENEROUS SOUTH-FACING REAR GARDEN
- EPC Rating D
- Freehold

Guide Price £475,000 - £500,000





This executive detached family home benefits from FIVE BEDROOMS and FOUR RECEPTION ROOMS, in addition to a DOUBLE GARAGE, driveway parking for multiple vehicles and a GENEROUS SOUTH-FACING REAR GARDEN, positioned within a desirable cul-de-sac in Werrington. The extensive accommodation comprises of an entrance hall, downstairs WC, four reception rooms to include the lounge, family room, office and dining room, with the dining room open through to the kitchen which hosts a useful utility room, whilst upstairs the first floor landing separates five bedrooms (two of which host built-in wardrobes), en-suite and family bathroom. Outside there is driveway parking for multiple vehicles to the front aspect, double garage and a generous mature south-facing garden to the rear.

Upon entering the home, the entrance hall separates the majority of the ground accommodation, including the useful downstairs WC, as well as three of the four reception rooms. The spacious dual-aspect lounge presents access to the dual-aspect family room, both of which overlook the rear garden, with the lounge also offering doors into the garden. The office, which is flexible in its use, is accessible from the entrance hall, which also gives access to the dining room, which is open through to the kitchen. The kitchen offers an array of work surface and cupboard, with further work surface and cupboard storage available in the utility room, which also provides an additional sink, space and plumbing for a washing machine and tumble dryer, as well as an external door to the side aspect. To the first floor, the large landing separates all five bedrooms, with two of the bedrooms hosting built-in wardrobes and the main bedroom also boasting a fully-tiled en-suite shower room. The family bathroom is also accessible from the landing and services the remaining four bedrooms.



Outside to the front aspect there is driveway parking for multiple vehicles leading to the double garage which benefits from two electrically operated doors, with gardens located to both front and rear, the latter being south-facing and offering lawn, patio seating, summer house, shed storage and privacy to the rear.



Entrance Hall

WC

Office 2.62m x 3.76m (8'7" x 12'4")

Lounge 5.65m x 3.56m (18'6" x 11'8")

Family Room 5.73m x 2.83m (18'10" x 9'4")

Dining Room 3.7m x 3.03m (12'1" x 9'11")

Kitchen 3.94m x 2.6m (12'11" x 8'6")

Utility Room 1.44m x 2.66m (4'8" x 8'8")

Landing

Bedroom One 3.79m x 2.79m (12'5" x 9'2")

En-Suite 1.76m x 1.77m (5'10" x 5'10")

Bedroom Two 3.21m x 2.84m (10'6" x 9'4")

Bedroom Three 3.07m x 2.83m (10'1" x 9'4")

Bedroom Four 2.42m x 2.86m (7'11" x 9'5")

Bedroom Five 2.7m x 2.22m (8'11" x 7'4")

Family Bathroom 1.69m x 2.26m (5'6" x 7'5")

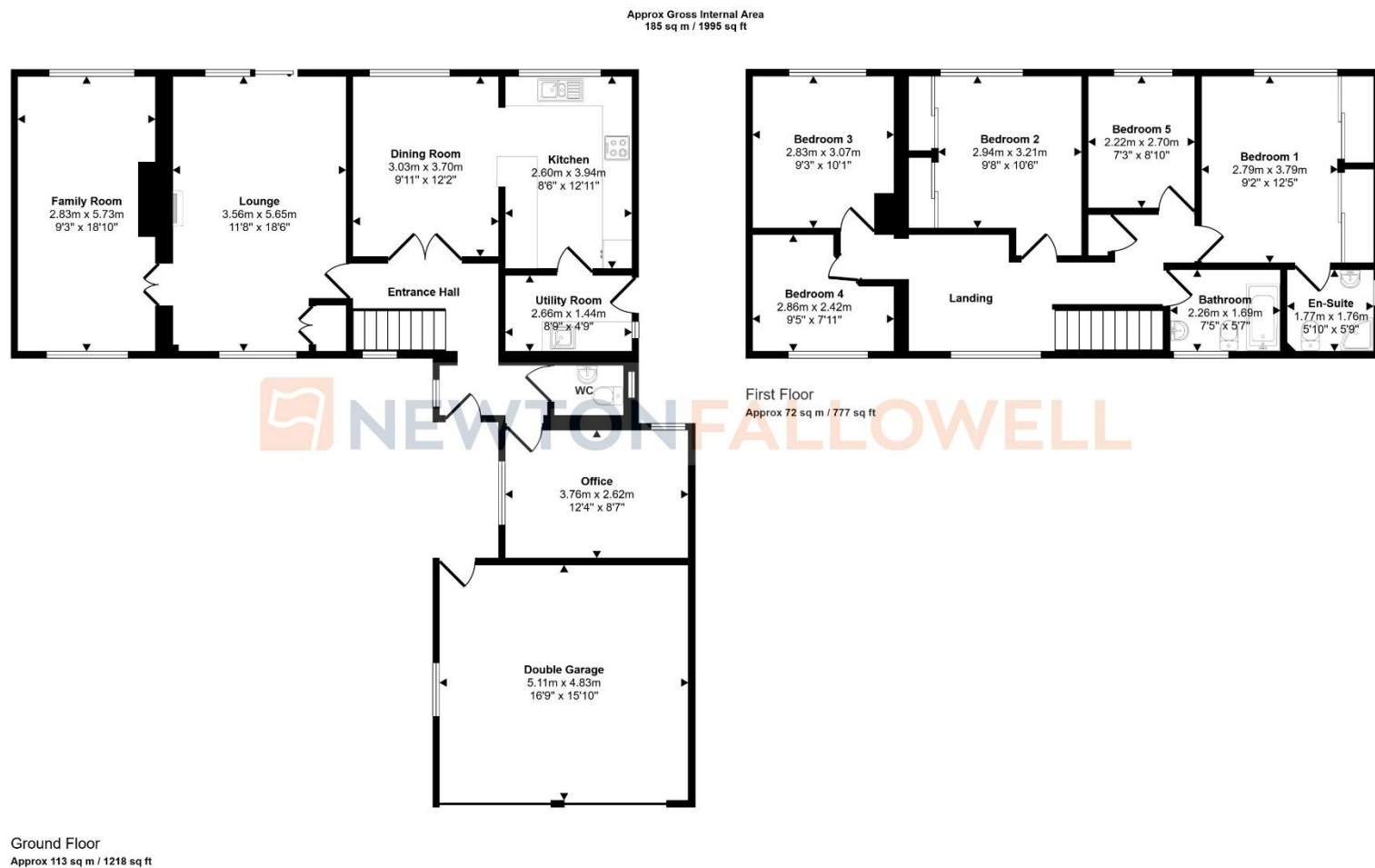
Double Garage 4.83m x 5.11m (15'10" x 16'10")

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.







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.



SCAN ME

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

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.