



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

 **NEWTON FALLOWELL**

4 1 1

Key Features

- Detached Family Home
- FOUR BEDROOMS
- OPEN PLAN LOUNGE DINER
- Downstairs WC & Family Bathroom
- Kitchen Diner with Breakfast Bar
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SOUTH-WEST FACING GARDEN
- EPC Rating D
- Freehold

Offers In Excess Of £350,000

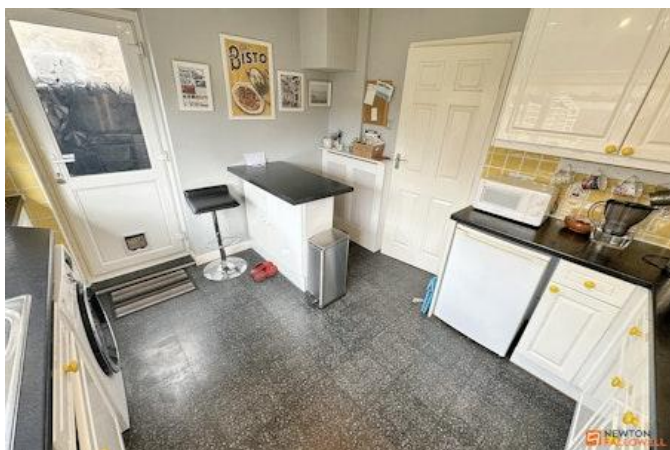




This detached family home benefits from FOUR BEDROOMS and an OPEN PLAN LOUNGE DINER, as well as DRIVEWAY PARKING and a GARAGE, with a GENEROUS SOUTH-WEST FACING GARDEN to the rear. The well-presented accommodation comprises of an entrance hall, downstairs WC, kitchen boasting a breakfast bar, expansive open plan lounge diner, whilst upstairs the landing separates four bedrooms and a contemporary three-piece white suite, with two of the bedrooms benefitting from built in storage. Outside there is a generous garden with gated side access to the garage and driveway parking.

Upon entering the home, the entrance hall separates the ground accommodation, to the front aspect is the expansive open plan lounge diner benefitting from two windows granting an outlook to the frontage and rear garden. Further through the home you'll find the useful downstairs WC with tiled flooring next to the well-presented kitchen which hosts rear garden access. The kitchen benefits from an array of storage cupboards and work surfaces as well as space and plumbing for fridge freezer and washing machine in addition to having a breakfast bar offering a place to dine with the rear garden access leading onto the patio seating area. Upstairs the landing separates four bedrooms which all benefit from the contemporary three-piece white suite boasting a shower over the bath, with two of the bedrooms hosting built in wardrobes and additional storage units.

Outside there is extensive driveway parking to the front and side aspect of the home leading through to the garage which benefits from fitted electrics inside and gated access to the generous south-west facing garden, which offers lawn and patio seating at both ends of the garden.





Entrance Hallway

WC

Kitchen 3.15m x 3.49m (10'4" x 11'6")

Dining Room 3.37m x 4.98m (11'1" x 16'4")



Lounge 3.1m x 3.48m (10'2" x 11'5")

Landing

Bedroom One 3.49m x 2.7m (11'6" x 8'11")

Bedroom Two 2.46m x 3.05m (8'1" x 10'0")

Bedroom Three 3.07m x 2.31m (10'1" x 7'7")

Bedroom Four 2.47m x 2.21m (8'1" x 7'4")

Family Bathroom 2.36m x 1.7m (7'8" x 5'7")

Garage 6.08m x 2.44m (19'11" x 8'0")

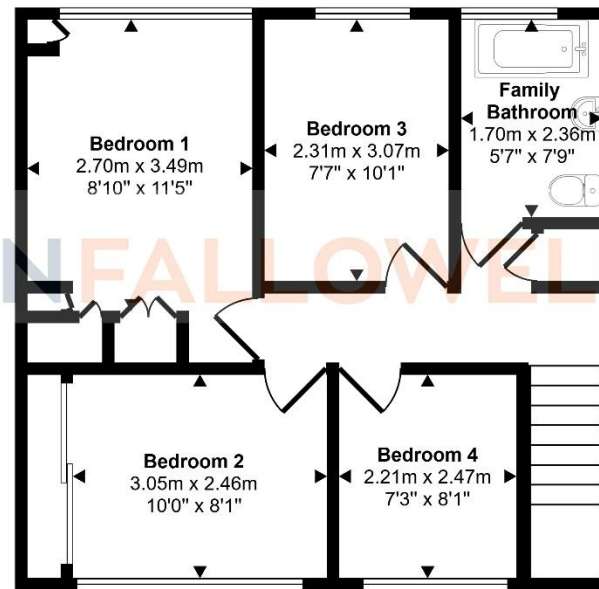




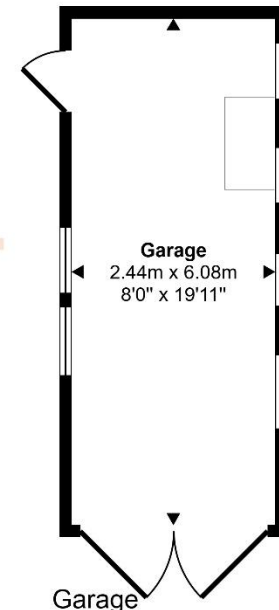
Approx Gross Internal Area
112 sq m / 1206 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft



First Floor
Approx 46 sq m / 500 sq ft



Garage
Approx 15 sq m / 160 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.



SCAN ME

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.