



 **NEWTON**

59 Chatsfield, Werrington, Peterborough, PE4 5DL

 **NEWTON FALLOWELL**

3 2 4

Key Features

- Detached Family Home
- THREE BEDROOMS
- Lounge, Dining Room & Kitchen
- Two Conservatories to Rear Aspect
- En-Suite, Bathroom & Downstairs WC
- SOUTH FACING REAR GARDEN WITH GARDEN ROOM
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC Rating C
- Freehold

£315,000





This detached family home hosts THREE BEDROOMS, an EN-SUITE and TWO RECEPTION ROOMS, as well as TWO CONSERVATORIES, a SOUTH FACING REAR GARDEN and GARAGE, with DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The accommodation comprises of an entrance hall granting access to the useful downstairs WC, spacious lounge with access onto one of the conservatories, dining room, kitchen which boasts built-in oven and hob, space for a free-standing fridge freezer and dishwasher, in addition to an array of cupboard storage and breakfast bar seating, additional conservatory/utility offering further seating area and space and plumbing for both a washing machine and tumble dryer, with doors leading to the garden. Upstairs the first floor landing separates three bedrooms and the family bathroom, which offers a three-piece white suite and boasts a shower over the bath, with the main bedroom also benefiting from an en-suite shower room, which hosts a further contemporary three-piece suite with walk-in shower. Outside there is a garage and driveway parking for multiple vehicles to the front aspect, with side gated access leading to south facing rear garden which boasts a garden room (currently being used as an outdoor bar/entertaining area) and hot tub (both available via separate negotiation), lawn, patio seating and rear access to the garage.

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.

Entrance Porch

Entrance Hall

WC

Lounge 5.18m x 3.09m (17'0" x 10'1")

Conservatory 1.95m x 3.21m (6'5" x 10'6")

Dining Room 2.35m x 3.26m (7'8" x 10'8")

Kitchen 2.52m x 5.38m (8'4" x 17'8")

Conservatory/Utility 2.19m x 3.94m (7'2" x 12'11")

Landing

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

En-Suite

Bedroom Two 2.7m x 3.08m (8'11" x 10'1")

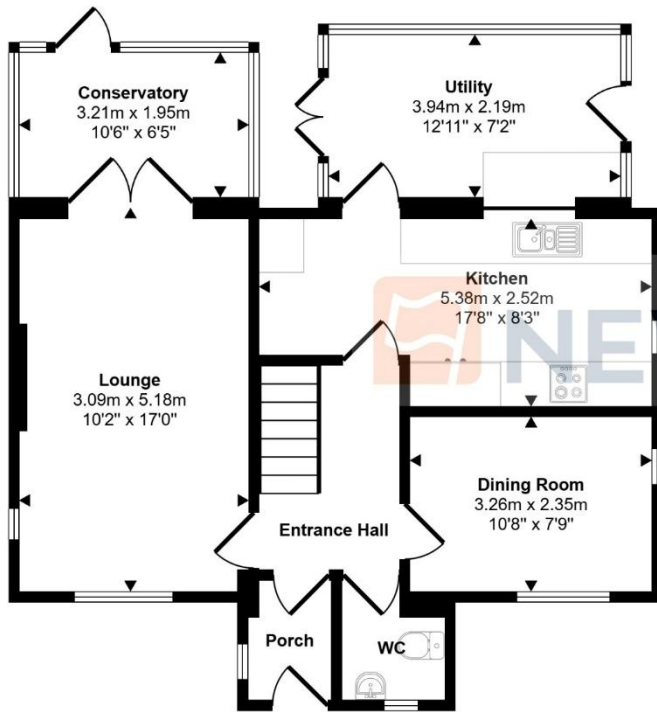
Bedroom Three 2.1m x 2.62m (6'11" x 8'7")

Family Bathroom 1.71m x 1.98m (5'7" x 6'6")

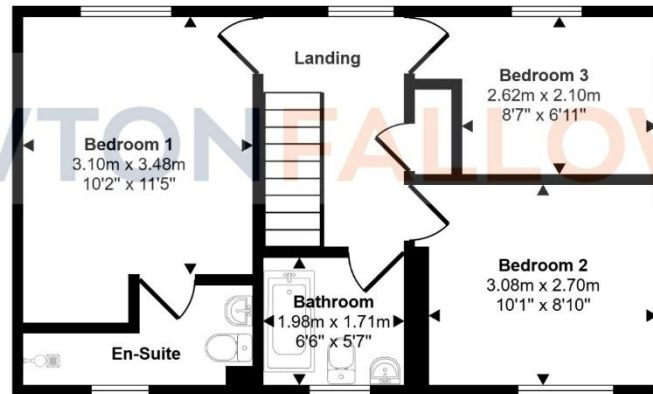
Garden Room 1.68m x 2.84m (5'6" x 9'4")

Garage

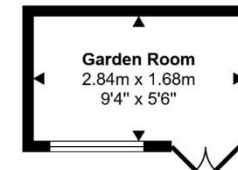
Approx Gross Internal Area
127 sq m / 1364 sq ft



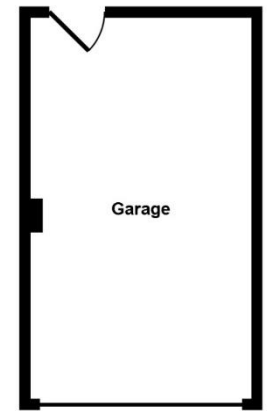
Ground Floor
Approx 64 sq m / 689 sq ft



First Floor
Approx 43 sq m / 458 sq ft



Garden Room
Approx 5 sq m / 51 sq ft



Garage
Approx 15 sq m / 166 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 £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.