



Foxcovert Road, Werrington Village, Peterborough, PE4 6RF

 **NEWTON FALLOWELL**



Key Features

- Extensive Detached Home
- GENEROUS REAR PLOT
- FOUR DOUBLE BEDROOMS
- Lounge, Dining Room & Office
- Kitchen, Utility Room & Downstairs WC
- Two En-Suites & Four-Piece Bathroom
- Double Garage & Extensive Driveway
- EPC Rating D
- Freehold

Guide price £450,000-£475,000





This extensive detached home sits on a **GENEROUS PLOT** within the desirable Werrington village, boasting **FOUR DOUBLE BEDROOMS** with **TWO EN-SUITES** and **THREE RECEPTION SPACES**. The spacious accommodation comprises of an entrance hall, dining room, office, spacious lounge, kitchen, utility room, downstairs WC, with the first floor landing separating four well-balanced bedrooms, two en-suites and a four-piece family bathroom. Outside there is a **DETACHED DOUBLE GARAGE**, driveway parking for an abundance of vehicles and a generous rear plot.

Upon entering the home, the entrance hall opens into the dining room, ideal to be used as a living or dining area, as well as providing access onto the two further reception rooms in the form of the spacious lounge and office. The kitchen is situated to the rear and hosts a full range of fitted base and wall units providing extensive storage, integral dishwasher, space and plumbing for appliances such as a washing machine and tumble dryer and space for a fridge freezer, as well as access onto the useful utility room, which leads to a downstairs WC, as well as access onto the rear garden. Stairs rise from the entrance hall to the first floor landing, which separates four well-balanced bedrooms and a four-piece family bathroom, boasting both bath and shower facility. Two of the bedrooms also benefit from the use of en-suite shower rooms, whilst the main bedroom offers a Juliette balcony overlooking the rear garden.



Outside the property is situated on a quiet cul-de-sac benefiting from no through traffic and hosts driveway parking for an abundance of vehicles to both sides of the property, with one side leading to the detached double garage/workshop, which benefits from power. The rear plot is extremely generous and boasts a vast lawn, shed storage and patio seating area.



Porch 2.1m x 1.2m (7ft x 4ft)

Hall 2.1m x 4.4m (7ft x 14.5ft)

Dining Hall 3.2m x 3.7m (10.5ft x 12ft)

Living Room 3.2m x 7.3m (10.5ft x 24ft)

Kitchen 3.8m x 2.7m (12.5ft x 9ft)

Study/Office 3.2m x 3.7m (10.5ft x 12ft)

Utility Room 2.6m x 2.7m (8.5ft x 9ft)

WC 0.9m x 1.5m (3ft x 5ft)

Landing

Bedroom One 4.4m x 6.2m (14.5ft x 20.5ft)

En-suite 1.7m x 2.7m (5.5ft x 9ft)

Bedroom Two 3.4m x 3.7m (11ft x 12ft)

En-suite 1.5m x 2.7m (5ft x 9ft)

Bedroom Three 3.4m x 3.7m (11ft x 12ft)

Bedroom Four 3m x 2.7m (10ft x 9ft)

Family Bathroom 3.2m x 2.7m (10.5ft x 9ft)

Double Garage 4.6m x 5.9m (15ft x 19.5ft)

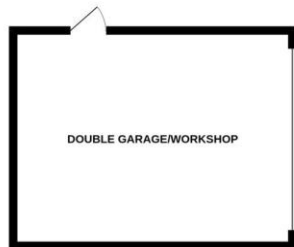
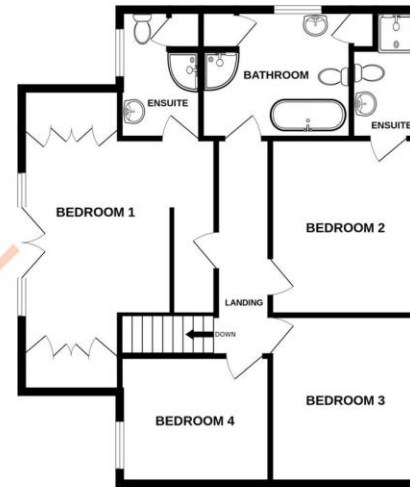




GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £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.