



Hythegate, Werrington, Peterborough, PE4 7ZP

 **NEWTON FALLOWELL**

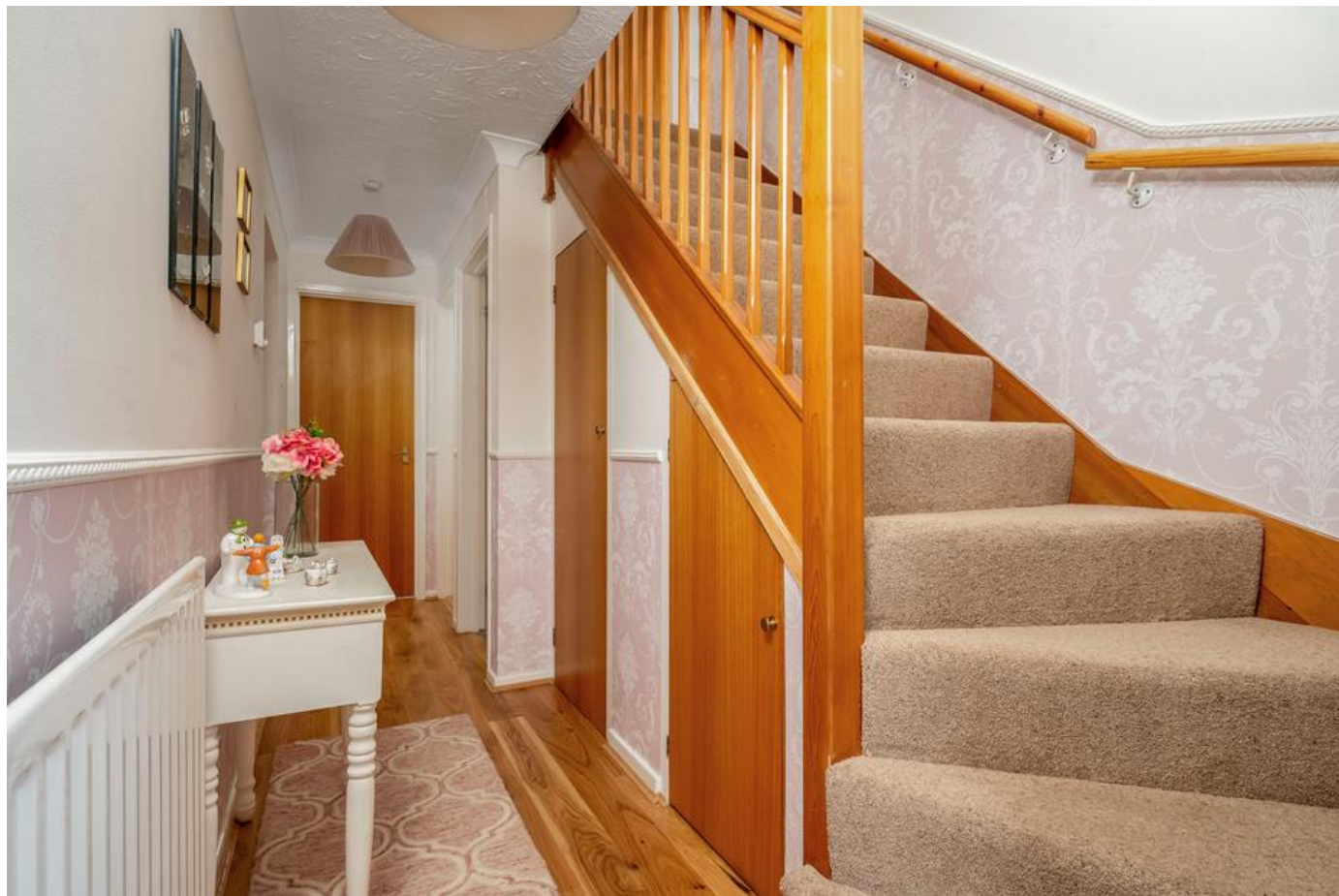


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## Key Features

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- NO CHAIN
- THREE RECEPTION ROOMS
- En-suite to Main Bedroom
- Off road parking and Garage
- Private Rear Garden
- EPC Rating TBC
- Freehold

**£350,000**







A detached family home situated in a desirable cul-de-sac position with a **GENEROUS SOUTH-FACING REAR GARDEN**, being sold with **NO ONWARD CHAIN**. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge providing space for living and dining, leading onto a conservatory, with access also onto the kitchen. The first floor landing separates **THREE BEDROOMS**, with the main bedroom hosting an en-suite shower room, as well as the family bathroom. Outside there is driveway parking leading to the garage and gardens found to both front and rear, with the latter benefiting from a generous south-facing garden offering patio seating and vast lawn area.





Entrance Hall

Lounge/Dining Room 15'6" x 22'6" (4.7m x 6.9m)

Kitchen 9'0" x 8'0" (2.7m x 2.4m)

Conservatory 8'0" x 12'0" (2.4m x 3.7m)

WC 3'0" x 6'0" (0.9m x 1.8m)



Landing

Bedroom One 13'0" x 12'6" (4m x 3.8m)

En-suite 5'6" x 5'0" (1.7m x 1.5m)

Bedroom Two 12'0" x 9'6" (3.7m x 2.9m)

Bedroom Three 9'0" x 8'0" (2.7m x 2.4m)

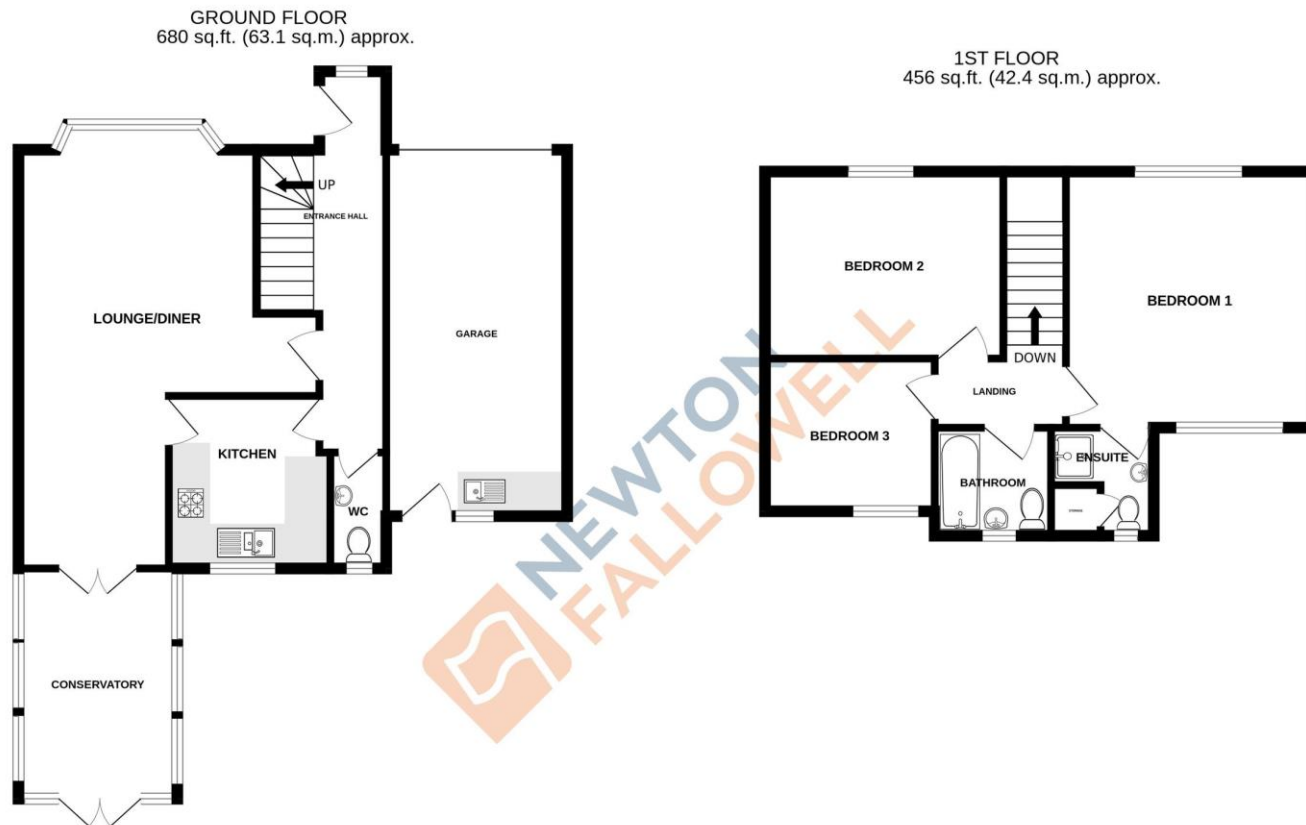
Bathroom 6'0" x 5'6" (1.8m x 1.7m)

Garage 9'0" x 18'6" (2.7m x 5.6m)









GROUND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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: 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 £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.