



25 Church Street, Werrington Village, Peterborough, PE4 6QB



NEWTON FALLOWELL

 4  2  5

Key Features

- Charming Stone Built Detached Home
- Situated within the Heart of Werrington Village
- FOUR DOUBLE BEDROOMS & FIVE RECEPTION ROOMS
- Kitchen with Skylights & Utility Room
- En-Suite, Bathroom & Downstairs WC
- Extensive Rear Garden
- DOUBLE GARAGE WITH ROOM ABOVE
- EPC Exempt
- Freehold

£650,000





This charming Grade II listed stone built home is situated within the heart of Werrington Village boasting FIVE RECEPTION ROOMS and FOUR DOUBLE BEDROOMS, as well as an extensive garden to the rear with DOUBLE GARAGE & ROOM ABOVE. The spacious accommodation comprises of an entrance hall, five reception rooms to include lounge, family room, dining room, snug and study, with space and potential for one of the rooms to be utilised as a downstairs bedroom, kitchen with skylights to the ceiling, utility room, whilst the first floor landing separates four bedrooms and family bathroom, with an en-suite accessible from bedroom one. Outside the property offers driveway parking to the side aspect leading to gated access onto further driveway and the double garage, which hosts a room above. The rear garden is extensive and offers multiple seating areas, lawn and is fully enclosed to the boundaries.

Upon entering the home, the hall provides access into the first reception space, which is flexible in its use as a living or dining area and is open through to the lounge to the rear, offering doors onto the garden. The family room hosts access onto the snug, once again offering flexible accommodation for living or dining, as well as the kitchen. With skylights to the ceiling, the kitchen boasts an abundance of work surface and cupboard storage, vaulted ceiling and open access onto the dining room. From the dining room there is access onto an inner hallway, where doors lead to the useful downstairs WC and study, with the study an ideal room to be utilised for working from home overlooking the rear garden. Upstairs the first floor landing separates four well-balanced double bedrooms, with bedroom one benefiting from the use of an en-suite shower room. The family bathroom services the remaining bedrooms and hosts a four-piece suite to include both bath and shower facility.



The property is situated within the heart of the desirable Werrington Village and offers driveway parking down the side of the home. Gated access leads onto further driveway parking and onto the double garage, with the double garage benefiting from a room above presenting storage or potential for conversion. The rear garden is extensive and offers multiple seating areas and a vast lawn, with the boundaries fully enclosed.



Entrance Hall

Family Room 8.37m x 3.64m (27'6" x 11'11")

Lounge 4.55m x 5.39m (14'11" x 17'8")

Snug 4.00m x 3.51m (13'1" x 11'6")

Kitchen 3.79m x 3.95m (12'5" x 13'0")

Dining Room 4.14m x 3.82m (13'7" x 12'6")

Inner Hall

WC

Study 2.54m x 3.41m (8'4" x 11'2")

Landing

Bedroom One 3.87m x 3.67m (12'8" x 12'0")

En-Suite 1.89m x 1.58m (6'2" x 5'2")

Bedroom Two 3.76m x 4.07m (12'4" x 13'5")

Bedroom Three 3.52m x 2.54m (11'6" x 8'4")

Bedroom Four 3.56m x 3.58m (11'8" x 11'8")

Family Bathroom 2.80m x 2.46m (9'2" x 8'1")

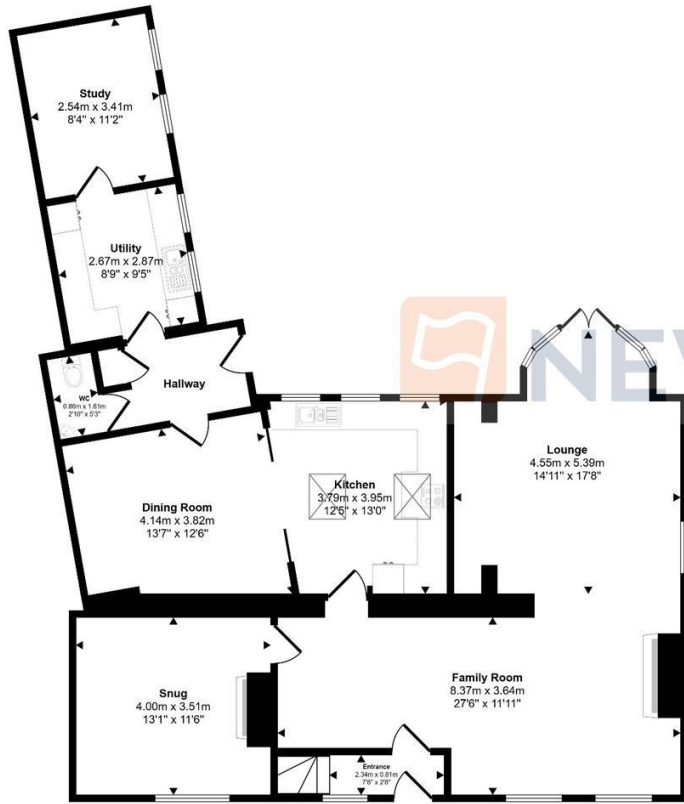
Double Garage

Storage Room

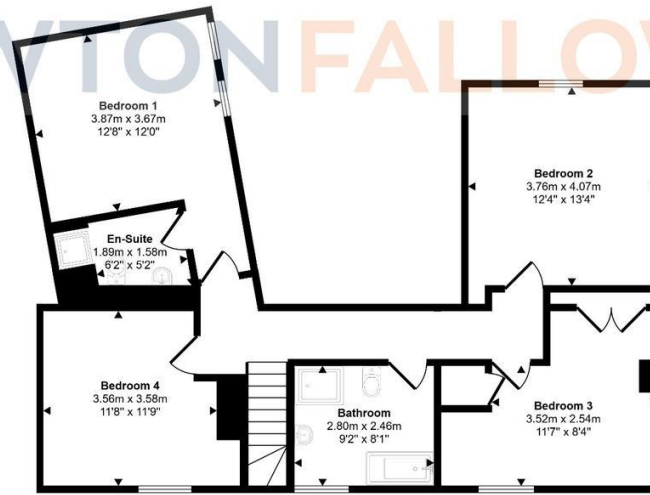




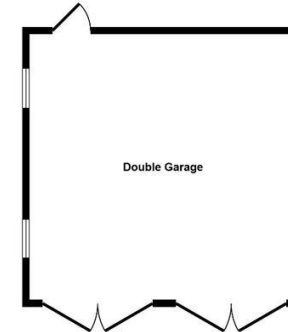
Approx Gross Internal Area
269 sq m / 2892 sq ft



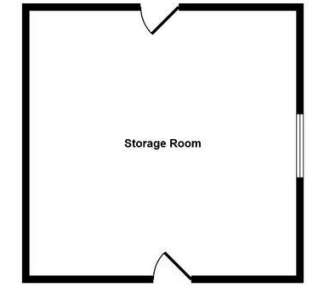
Ground Floor
Approx 124 sq m / 1339 sq ft



First Floor
Approx 84 sq m / 908 sq ft

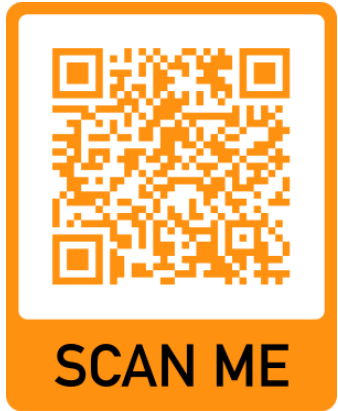


Garage Ground Floor
Approx 30 sq m / 323 sq ft



Garage First Floor
Approx 30 sq m / 322 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: 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.

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 **NEWTON FALLOWELL**