

for sale

guide price **£375,000**



## Temple Grange Werrington Peterborough PE4 5DN

GUIDE PRICE £375,000 - £385,000  
MAKING THE GRADE

This detached modern home is situated in Werrington and offers extensive living accommodation with a contemporary feel and is beautifully presented. There are four bedrooms with en-suite to the master. Call us today and be one of first to view



# Temple Grange Werrington Peterborough PE4 5DN

## Entrance Hall

Half glazed UPVC double glazed door with window to one side into the entrance hall. Double radiator, telephone point, textured Quick-Step laminate flooring, staircase to first floor landing, coving to smooth ceiling, understairs storage cupboard (with light and flooring continuous from the entrance hall), doors off onto lounge, kitchen and cloakroom.

## Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, ceramic tiled flooring, textured ceiling and patterned circular UPVC double glazed window to the front.

## Lounge

17' 8" max into box bay x 14' 3" max ( 5.38m max into box bay x 4.34m max )

Double radiator, TV and telephone point, textured Quick-Step laminate

flooring, coving to smooth ceiling with two ceiling centre roses, leaded UPVC double glazed box bay window to the front and fully glazed double doors into the dining room.

## Dining Room

13' 3" x 9' 3" ( 4.04m x 2.82m )

Radiator, textured Quick-Step laminate flooring, coving to smooth ceiling with ceiling centre rose, door through to the kitchen and UPVC double glazed patio doors into the conservatory.

## Conservatory

12' x 8' ( 3.66m x 2.44m )

Being constructed of a brick base with a UPVC double glazed window surround. Peaked poly carbonate roof, ceramic tiled flooring, TV point and oversized UPVC French doors opening into the rear garden.



### Kitchen

12' 11" x 9' plus door recess ( 3.94m x 2.74m plus door recess )

Comprising of a range of matching wall and base level units, quartz worktop and splashback, one and a half single drainer sink with a mixer tap over. Double oven, grill and five ring gas hob with extractor hood above. Integral fridge freezer and integral Bosch dishwasher. Double radiator, ceramic tiled flooring, textured ceiling, UPVC double glazed window to rear and door through to the utility.

### Utility

7' 9" x 5' 5" ( 2.36m x 1.65m )

Comprising a range of matching wall and base level units, quartz worktop to incorporate drainer and splashbacks, Belfast type stainless style sink with mixer tap over. Integrated Bosch washing machine with digital floor view. Ceramic tiled flooring continuous from the kitchen, radiator, Worcester gas boiler (which services the hot water and central heating system), textured ceiling with access to loft, UPVC double glazed window and a half glazed patterned UPVC door into the rear garden.

### First Floor Landing

Two sets of bifold doors into the airing cupboard which houses the cylinder water tank and has slatted shelving, coving to textured ceiling with access to loft (with loft ladder). Doors off onto bedrooms and bathroom.

### Master Bedroom

12' 4" to front of fitted wardrobes x 10' 3" plus door recess ( 3.76m to front of fitted wardrobes x 3.12m plus door recess )

Radiator, textured Quick-Step laminate flooring, TV point, range of fitted wardrobes to include hanging rails and shelving. Further double width glass bifold doors for shoe storage. Textured ceiling, leaded UPVC double glazed window to the front. Door through to the en-suite.

### En-Suite Shower Room

Being part tiled and comprising a three piece suite to include a shower cubicle with mains fed power shower, wash hand basin with taps over and a WC with dual flush. Heated towel rail, shaver point, textured ceiling and frosted UPVC double glazed window to the side.

### Bedroom Two

13' 2" x 9' 4" ( 4.01m x 2.84m )

Radiator, textured Quick-Step laminate flooring, textured ceiling and UPVC double glazed window to the rear.

### Bedroom Three

10' 5" x 7' 6" ( 3.17m x 2.29m )

Radiator, TV point, textured Quick-Step laminate flooring, door into fitted wardrobe with hanging rails and shelving. coving to textured ceiling and leaded UPVC double glazed window to the front.

### Bedroom Four

9' 6" x 7' 11" plus door recess ( 2.90m x 2.41m plus door recess )

Radiator, textured Quick-Step laminate flooring, textured ceiling and UPVC double glazed window to the rear.

### Family Bathroom

Fully tiled to two walls and comprising a three piece suite to include a bath with taps over and a Mira Vigour shower over with shower screen, a wash hand basin with a mixer tap and set within a vanity unit which also includes the WC with concealed cistern and dual flush. Heated towel rail, shaver point, ceramic tiled flooring, textured ceiling and frosted UPVC double glazed window to side.

### Outside

To the front of the property there is a lawned front garden with planted side borders. Double width block paved driveway providing off road parking and in turn leads to the garage. The entrance to the property has a storm canopy porch with outside light. Gated access to the rear garden.

The rear garden is laid to lawn with mature and established side borders. Bark ornamental area and a block paved patio area. Timber built shed, outside tap and the garden is surrounded by a timber built fence.

### Garage

Fitted with a wooden up and over door, power, lighting and storage eaves.





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To view this property please contact Connells on

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Property Ref: WRN305122 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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