

for sale

guide price **£325,000**



Sapperton PETERBOROUGH PE4 5BS

GUIDE PRICE £325,000 - £350,000

Located in Werrington is this impeccable detached family home. The property has three bedrooms although it originally had four and could easily be converted back. There is a lovely bright conservatory and the gardens are well maintained and of a good size.



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Entrance Hall

Decorative, oval, patterned UPVC double glazed door into the entrance hall. Radiator, telephone point, laminate flooring, staircase to first floor landing with an understairs storage cupboard, coving to textured ceiling and doors off onto the kitchen and cloakroom with three quarter glazed double doors into the dining room.

Cloakroom

Being half tiled and comprising a two piece suite to include a wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Radiator, coving to textured ceiling and a frosted UPVC double glazed window to the front.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)

Comprising a range of matching wall and base level units, a glass fronted display unit, worktops, one and a half porcelain single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob with extractor hood above. Plumbing for washing machine and space for two further appliances. Gas boiler which services the hot water and central heating systems (concealed behind a wall unit). Textured ceiling with recess lighting, UPVC double glazed window to the front and a half glazed patterned UPVC door to the side.

Dining Room

10' 10" x 8' 8" (3.30m x 2.64m)

Radiator, coving to textured ceiling, UPVC double glazed window to the side and archway through to the lounge.



Lounge

17' 7" x 11' 1" (5.36m x 3.38m)

Radiator, TV and telephone point, coving to textured ceiling, UPVC double glazed window and UPVC double glazed French doors into the conservatory.

Conservatory

16' 11" max measurements x 15' 5" max measurement (5.16m max measurements x 4.70m max measurement)

Double radiator and being constructed of a brick base with UPVC double glazed windows surround with a peaked poly carbonate roof and UPVC French doors into the rear garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank with slatted shelving, textured ceiling with access to loft, UPVC double glazed window to side and doors off onto bedrooms, bathroom and dressing room.

Bedroom One

11' 3" x 10' 9" (3.43m x 3.28m)

Radiator, TV and telephone points, laminate flooring, textured ceiling, UPVC double glazed window to the front, door through to the en-suite and archway through to the dressing room (which would have previously been bedroom four and could be converted back)

En-Suite

6' 8" x 5' (2.03m x 1.52m)

Being fully tiled and comprising a three piece suite to include a corner circle shower cubicle with an electric shower fitted. circular wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, textured ceiling with recess lighting and extractor. Frosted UPVC double glazed window to the side.

Dressing Room/Bedroom Four

8' 1" x 6' 2" (2.46m x 1.88m)

Radiator, laminate flooring continuous from the bedroom one, textured ceiling and UPVC double glazed window to the front.

Bedroom Two

11' x 9' 10" (3.35m x 3.00m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

8' 1" x 7' 6" (2.46m x 2.29m)

Radiator, textured ceiling and UPVC double glazed window to the rear.

Family Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

Being fully tiled and comprising a three piece suite to include bath with mixer tap and shower attachment, wash hand basin with mixer tap and set within a vanity unit which includes the WC with dual flush and concealed cistern. Radiator, shaver point and a textured ceiling.

Outside

The front garden is laid to lawn with a paved path to the front door, gated access to the rear garden. A Tarmac driveway provides off road parking for several vehicles which in turn leads to the double garage.

There is a paved and block paved path to the rear garden which is laid to lawn with mature and established planted side borders, raised decked area with wooden trellis.

Double Garage

Fitted with two electric remote control roller shutter doors. Power and lighting connected with window and courtesy door to the rear.





Ground Floor

First Floor

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Property Ref: WRN305309 - 0003

Tenure: Freehold

EPC Rating: Awaited

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