

for sale

£240,000



Long Pasture Peterborough PE4 5AX

DETACHED FOR THE PRICE OF A SEMI!

A lovely property in the heart of Werrington within a small cul de sac with off road parking. The property is move in ready and just needs a new owner. Call our sales team on 01733 579412 for full details.



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Entrance Porch

Half glazed patterned UPVC door into the entrance porch. Wooden panel surround to roof and walls with door into entrance/study area.

Entrance / Study Area

10' 2" x 4' 6" (3.10m x 1.37m)

The front door leads into the entrance/study area. Radiator, smooth ceiling and the opens into the lounge area and a door into the cloakroom.

Cloakroom

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 concealed cistern and dual flush. Extractor, smooth ceiling with recess lighting.

Lounge

13' 2" max inc staircase x 12' 10" (4.01m max inc staircase x 3.91m)

Radiator, TV and telephone points, staircase to first floor landing with understairs storage areas, smooth ceiling with recess lighting, UPVC double glazed window to the rear and door into the kitchen/breakfast room.



Kitchen / Breakfast Room

17' 9" x 9' 2" (5.41m x 2.79m)

Comprising a range of matching shaker style wall and base level units, worktops and a one and half single drainer sink with mixer tap over with tiled splashbacks. Built in double oven grill, five ring gas hob with an oversized stainless steel extractor hood above. Integral dishwasher and fridge. The gas boiler is concealed behind one of the wall units. Oak worktop to the breakfast bar, slimline wall mounted radiator, smooth ceiling with recess lighting, UPVC double glazed window to the front and archway through to the conservatory/utility/dining room.

Conservatory/Utility/Dining

13' 4" x 8' 9" (4.06m x 2.67m)

Being constructed of a brick base with UPVC double glazed windows surround and glass roofing. There is a range of matching wall and base level units, further single drainer sink with mixer tap over and tiled splashbacks. Worktop, plumbing for washing machine, space for a tumble dryer and fridge freezer. Radiator and UPVC double glazed French doors into the rear garden.

First Floor Landing

Textured ceiling, UPVC double glazed window to the front and doors off onto bedrooms and bathroom.

Bedroom One

11' 9" max x 9' 6" plus recess (3.58m max x 2.90m plus recess)

Two radiators, textured ceiling with access to loft and UPVC double glazed window to the rear.

Bedroom Two

10' 6" max x 10' 6" plus recess (3.20m max x 3.20m plus recess)

Radiator, door into storage cupboard (over stairwell), textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

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

Bathroom

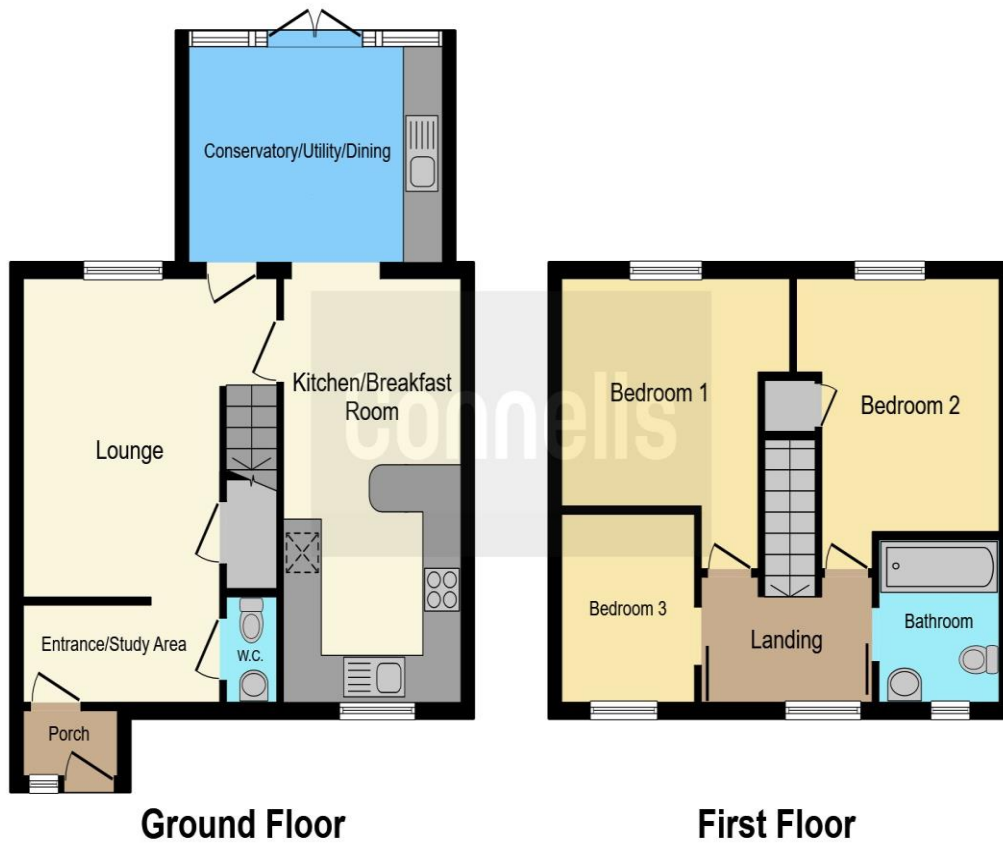
Being part tiled and comprising a three piece suite to include a bath with mixer tap, mains fed shower over, rainfall head, detachable hose and shower rail. A wash hand basin with mixer tap over set within a vanity unit, WC with concealed cistern and dual flush. Radiator, ceramic tiled flooring, smooth ceiling with recess lighting and frosted UPVC double glazed window to the front.

Outside

To the front of the property is a block paved driveway providing off road parking which leads to a further gravel driveway for additional parking. Outside tap and gated access into the rear garden.

To the rear is a paved ornamental garden with gravel side borders. Timber built shed, outside tap and the garden is surrounded by a timber built fence.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Unit 6 Staniland Way Werrington
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Property Ref: WRN305271 - 0004

Tenure: Freehold

EPC Rating: Awaited

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