

for sale

£450,000



Hall Lane PETERBOROUGH PE4 6RA

A rare opportunity to purchase this lovely family property in the heart of Werrington Village. Boasting four double bedrooms, plenty of parking and well maintained extensive gardens. Only by viewing can one appreciate the opportunity that this house has to offer.



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Entrance Hall

Half glazed patterned UPVC door with matching window to side into the entrance hall. Radiator, staircase to first floor landing, laminate flooring, textured ceiling and doors off onto lounge/diner, kitchen, family room and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks, plus a WC with dual flush. Laminate flooring continuous from the entrance hall, textured ceiling and a patterned UPVC double glazed window to the side.

Lounge / Diner

23' 1" x 12' 11" (7.04m x 3.94m)

Double and single radiators, TV and telephone points, living flame gas fire with feature stone surround and hearth, coving to textured ceiling, UPVC double glazed window to the front and UPVC double glazed French doors into the rear garden. Door through to the kitchen.

Family Room

16' 6" x 8' 10" (5.03m x 2.69m)

Double radiator, laminate flooring continuous from the entrance hall, coving to textured ceiling and twin aspect UPVC double glazed windows to the front and side.



Kitchen

16' x 8' 9" (4.88m x 2.67m)

Comprising a range of matching wall and base level gloss units, concealed lighting to the wall units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint with built in extractor hood above, plumbing for washing machine and dishwasher and space for a full standing fridge freezer. Double radiator, breakfast bar area, laminate flooring continuous from the entrance hall, gas boiler concealed behind a wall unit (servicing the hot water and central heating system), textured ceiling, UPVC double glazed window to the rear and a half glazed patterned UPVC door into the rear garden.

First Floor Landing

Textured ceiling with access to loft and doors off onto the bedrooms and bathroom.

Bedroom One

13' x 11' 5" (3.96m x 3.48m)

Radiator, textured ceiling, UPVC double glazed window to the front and door through to a Jack and Jill en-suite shower room.

Jack And Jill En-Suite Shower

With doors to bedrooms one and two. Comprising of a shower and wash hand basin.

Bedroom Two

13' max x 11' 5" max (3.96m max x 3.48m max)

Radiator, textured ceiling, UPVC double glazed window to the front and door into the Jack and Jill en-suite shower room.

Bedroom Three

11' 5" x 9' 9" (3.48m x 2.97m)

Radiator, doors into storage cupboard (with shelving), textured ceiling and UPVC double glazed window to the rear.

Bedroom Four

11' 5" x 8' 9" (3.48m x 2.67m)

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

Family Bathroom

Comprising of a three piece suite to include a bath with mixer tap, electric shower over and shower screen, a wash hand basin with mixer tap over and tiled splashbacks, a WC with dual flush. Radiator, door into airing cupboard which houses the cylinder water tank and has slated shelving, textured ceiling and a patterned UPVC double glazed window to the rear.

Outside

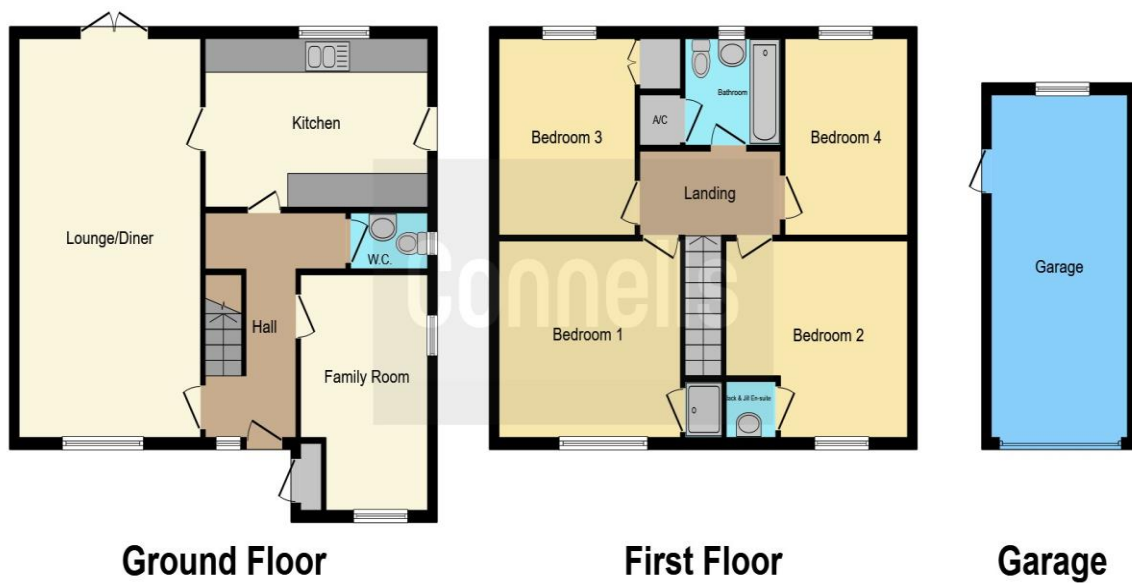
To the front of the property is an extensive garden which is laid to lawn with mature and established borders. A driveway provides off road parking for several vehicles which in turn leads to the gated access to the rear. To the side of the property is a covered seating area with poly carbonate roof this then leads to the garage.

The extensive rear garden is laid to lawn, mature and established side borders and a paved patio area.

Garage

Fitted with a metal up and over door and a side courtesy door into the rear garden.





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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Property Ref: WRN305594 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: E

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