



Fulbridge Road
Werrington, Peterborough, PE4 6SD

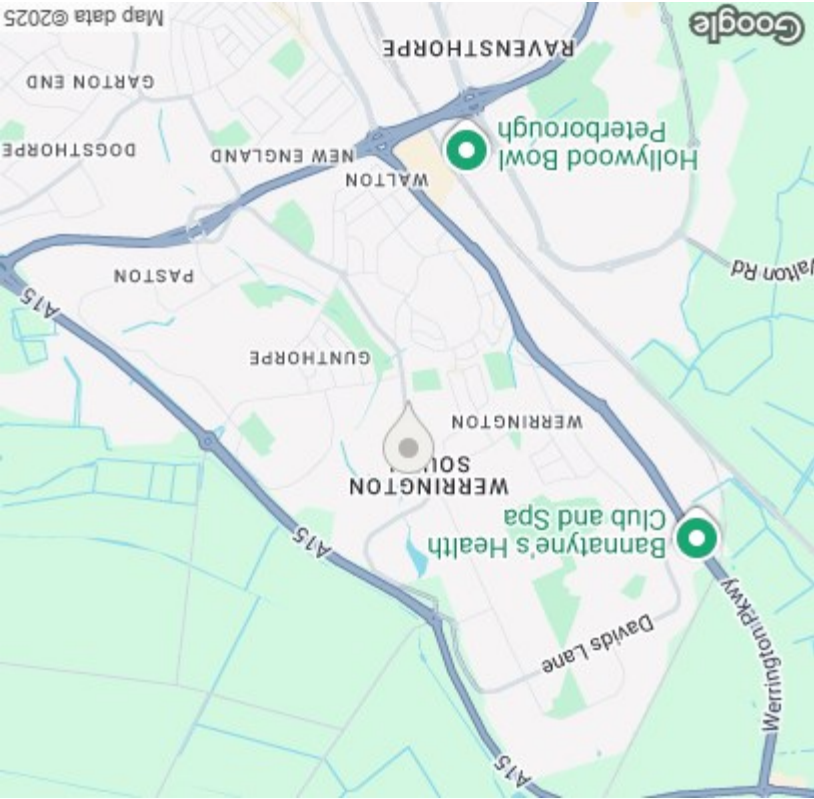
Offers In Excess Of £465,000 - Freehold , Tax Band - C

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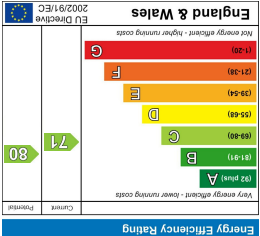
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough
Office on 01733 563965 if you wish to arrange a viewing
appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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A beautifully refurbished and deceptively spacious four/five bedroom detached family home, ideally situated within proximity to Werrington Village. This high-specification property is offered with no forward chain and boasts an impressive open plan kitchen/living/dining area with stunning bi-fold doors that open out onto a private, enclosed rear garden. Additional features include a separate lounge, study/bedroom five, utility room, cloakroom, and three stylish bathrooms including two en-suites. Further benefits include off-road parking for multiple vehicles, a storage shed in the garden, and a full rewire throughout the house. The property comes with extensive warranties: a ten-year warranty on the boiler, twenty-year manufacturer's warranty on the windows and doors, and two-year warranties on all integrated appliances, which include a dishwasher, a fridge freezer, a wine cooler, a washer/dryer, double ovens, and a hob. Please see our video and virtual tours!

Step inside this thoughtfully renovated and immaculately presented family home, located on the ever-popular Fulbridge Road, Werrington. The ground floor welcomes you with a bright entrance hall leading to a cosy living room with a bay window to the front, a versatile study or fifth bedroom, and a sleek cloakroom. To the rear, the heart of the home is an expansive open plan kitchen, living, and dining space – perfect for entertaining – featuring high-end finishes, integrated appliances, and striking bi-fold doors that seamlessly connect to the private garden. The utility room is neatly tucked away, providing additional storage and convenience. The first floor offers a generously sized master bedroom with en-suite shower room, a second double bedroom, and a modern three-piece family bathroom. On the second floor, you'll find two further bedrooms and an additional shower room, ideal for growing families or guests. Externally, the garden has been landscaped for low maintenance and enjoyment, including a storage shed and generous space for outdoor seating. To the front, there's ample off-road parking for multiple vehicles. Every detail has been considered in the refurbishment, including a complete electrical rewiring and high-end warranties that offer peace of mind for years to come. With its premium finish, excellent layout, and enviable location near the village, schools, and amenities – this is a rare opportunity not to be missed.

- Entrance Hall**
3.71 x 1.60 (12'2" x 5'2")
- Living Room**
3.61 x 3.28 (11'10" x 10'9")
- Study/Bedroom Five**
2.86 x 2.06 (9'4" x 6'9")
- Open Plan Kitchen/Living/Dining Area**
8.04 x 7.28 (26'4" x 23'10")
- Utility Room**
2.14 x 2.01 (7'0" x 6'7")
- WC**
1.26 x 2.08 (4'1" x 6'9")
- First Floor Landing**
3.09 x 0.77 (10'1" x 2'6")
- Master Bedroom**
3.59 x 3.31 (11'9" x 10'10")
- En-Suite To Master Bedroom**
1.71 x 1.61 (5'7" x 5'3")
- Bedroom Two**
3.34 x 3.18 (10'11" x 10'5")
- Bathroom**
1.98 x 1.78 (6'5" x 5'10")



- Second Floor Landing**
4.05 x 1.61 (13'3" x 5'3")
- Bedroom Three**
2.90 x 3.36 (9'6" x 11'0")
- Shower Room**
2.03 x 1.65 (6'7" x 5'4")
- Bedroom Four**
2.90 x 3.32 (9'6" x 10'10")
- EPC - C**
71/80
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: Yes
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: Yes
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Yes
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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