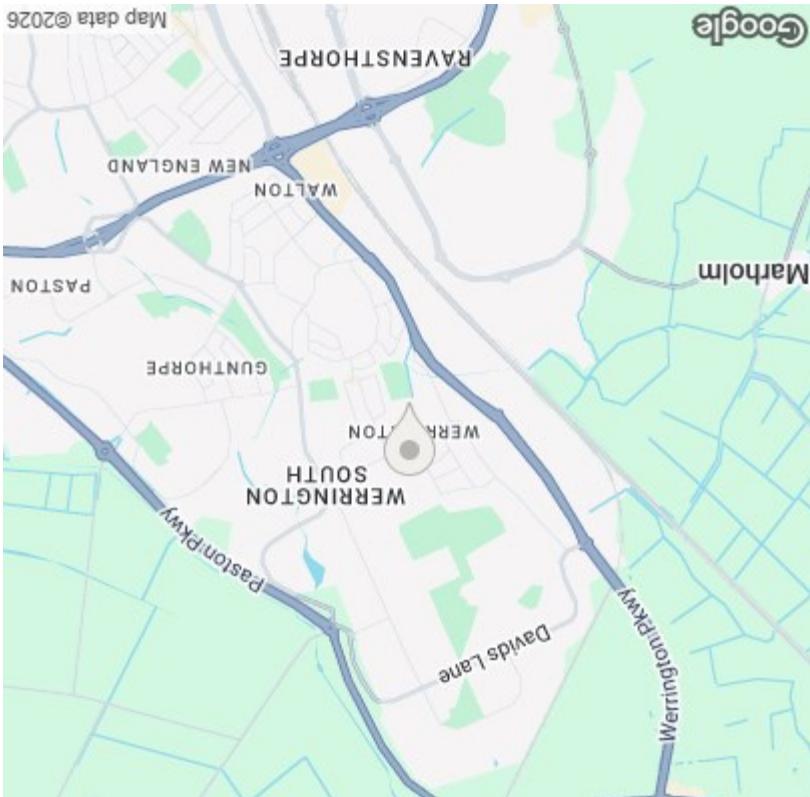


Energy Efficiency Graph



Area Map

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

Viewing



Floor Plan



Barnes Way

Werrington, Peterborough, PE4

6QD

Guide Price £325,000 - £350,000

This well-presented detached home is located in the sought-after area of Barnes Way, Werrington, Peterborough, and offers spacious, flexible accommodation ideal for family living. Set on a generous plot with front and rear gardens, ample off-street parking and a detached garage, the property combines versatile internal space with an attractive residential setting close to local amenities, schools and transport links.

This spacious and versatile detached family home is ideally situated on Barnes Way in the popular area of Werrington, Peterborough, occupying a generous plot with well-maintained front and rear gardens and ample off-street parking. The ground floor offers a flexible and well-balanced layout, comprising a welcoming entrance hall, a comfortable living room ideal for relaxing or entertaining a separate dining room with direct access to the garden, and a fitted kitchen with breakfast area that forms the heart of the home, complemented by a convenient ground floor WC and an additional reception room or fourth bedroom, perfect for guests, home working or multi-generational living. To the first floor, the property continues to impress with three well-proportioned bedrooms, including a master bedroom, all served by a family bathroom and a central landing that enhances the sense of space throughout. Externally, the house benefits from a detached garage, further enhancing storage and parking options, while the generous rear garden provides an excellent outdoor space for families and entertaining, and the front garden and driveway create an attractive approach to the property. Probate has been granted, and offering adaptable accommodation, generous outdoor space and a sought-after residential location close to local amenities, schools and transport links, this home represents an excellent opportunity for a wide range of buyers.

Entrance Hall
1.90 x 3.65 (6'2" x 11'11")

Living Room

4.04 x 5.35 (13'3" x 17'6")

Kitchen Breakfast Room

3.03 x 3.36 (9'11" x 11'0")

Dining Room

4.04 x 2.72 (13'3" x 8'11")

Bedroom Four

3.00 x 3.16 (9'10" x 10'4")

WC

2.47 x 0.92 (8'1" x 3'0")

Landing

1.90 x 4.20 (6'2" x 13'9")

Master Bedroom

3.92 x 3.00 (12'10" x 9'10")

Bathroom

2.32 x 2.04 (7'7" x 6'8")

Bedroom Two

3.05 x 3.33 (10'0" x 10'11")

Bedroom Three

3.04 x 3.17 (9'11" x 10'4")

Garage

3.16 x 5.86 (10'4" x 19'2")



EPC - C
69/81
Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
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: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
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: No
Other: No
Parking: Driveway Private, Garage Detached, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: None
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

