



## Abbotts Grove

Werrington, PE4 5BP

Well presented 4 Bedroom Detached Family Home, set in a quiet cul-de-sac position, in this popular location of Werrington Village, which is a suburb set to the north of the Cathedral City of Peterborough, and is just a short drive from the main line train station and the many shops, restaurants and amenities on offer. NO CHAIN

£320,000

# Abbotts Grove

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- 4 Bedroom Detached Family Home
- Lounge & Conservatory
- Driveway & Single Garage
- \*\*\*NO CHAIN\*\*\*
- Good Sized Kitchen Dining Room
- Front & Rear Garden
- Quiet Cul-De-Sac Location
- Refitted Shower Room
- Please Refer to Attached KFB For Material Information Disclosures

## Entrance Hall

6'5" x 5'1" (1.96m x 1.55m)

## Cloakroom

4'8" x 5'1" (1.42m x 1.55m)

## Lounge

11'6" x 16'0" (3.51m x 4.88m)

## Conservatory

12'9" x 9'9" (3.89m x 2.97m)

## Kitchen Dining Room

## Dining Area

11'11" x 11'9" (3.63m x 3.58m)

## Kitchen

11'11" x 9'5" (3.63m x 2.87m)

## Landing

10'0" x 2'11" (3.05m x 0.89m)

## Bedroom 1

11'6" x 11'9" (3.51m x 3.58m)

## Bedroom 2

8'7" x 11'9" (2.62m x 3.58m)

## Bedroom 3

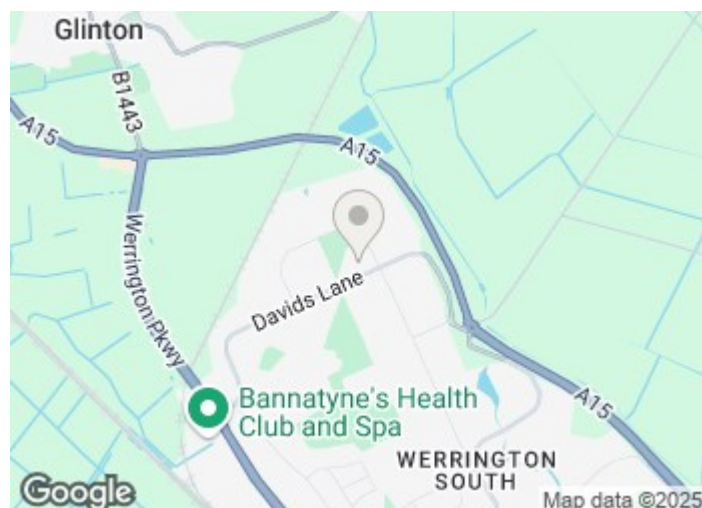
7'5" x 9'5" (2.26m x 2.87m)

## Bedroom 4

7'5" x 9'5" (2.26m x 2.87m)

## Shower Room

6'2" x 6'1" (1.88m x 1.85m)



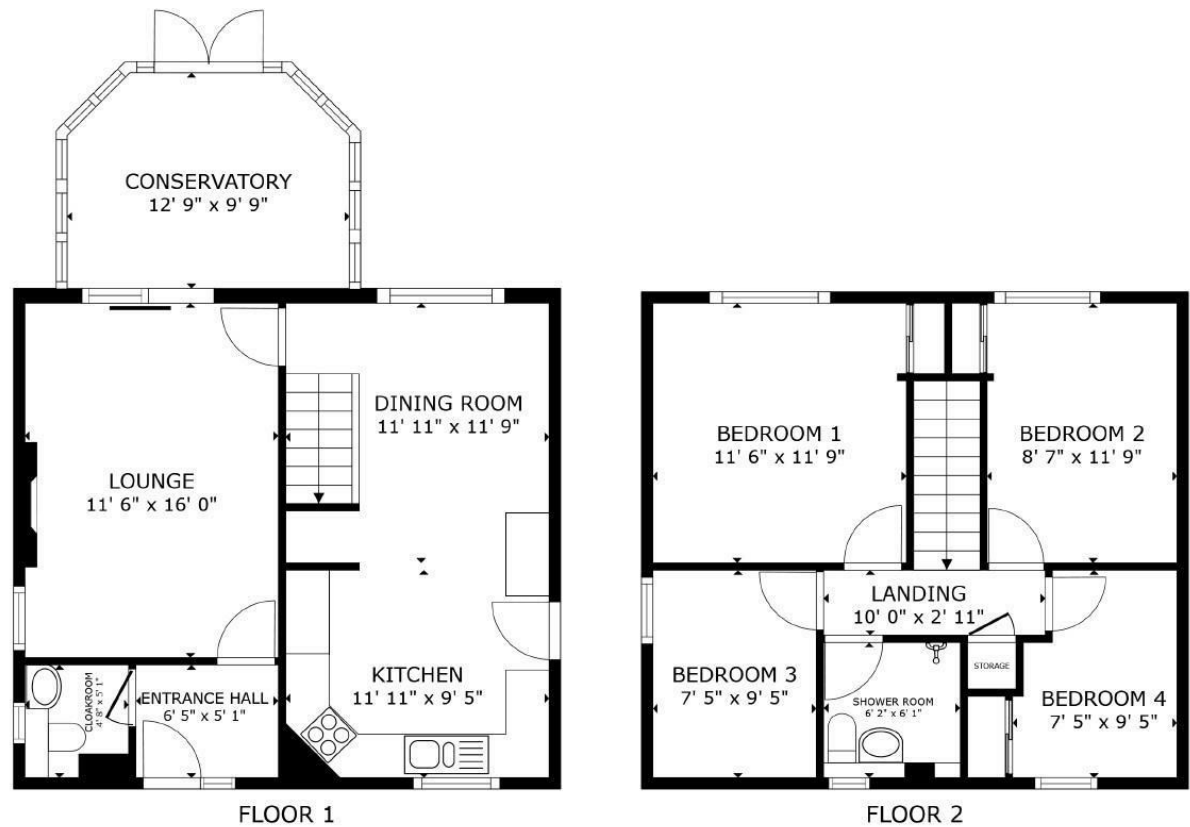
## Directions

Please use the following postcode for Sat Nav guidance - PE4 5BP





Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 534 sq.ft. FLOOR 2 509 sq.ft.  
TOTAL : 1,143 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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