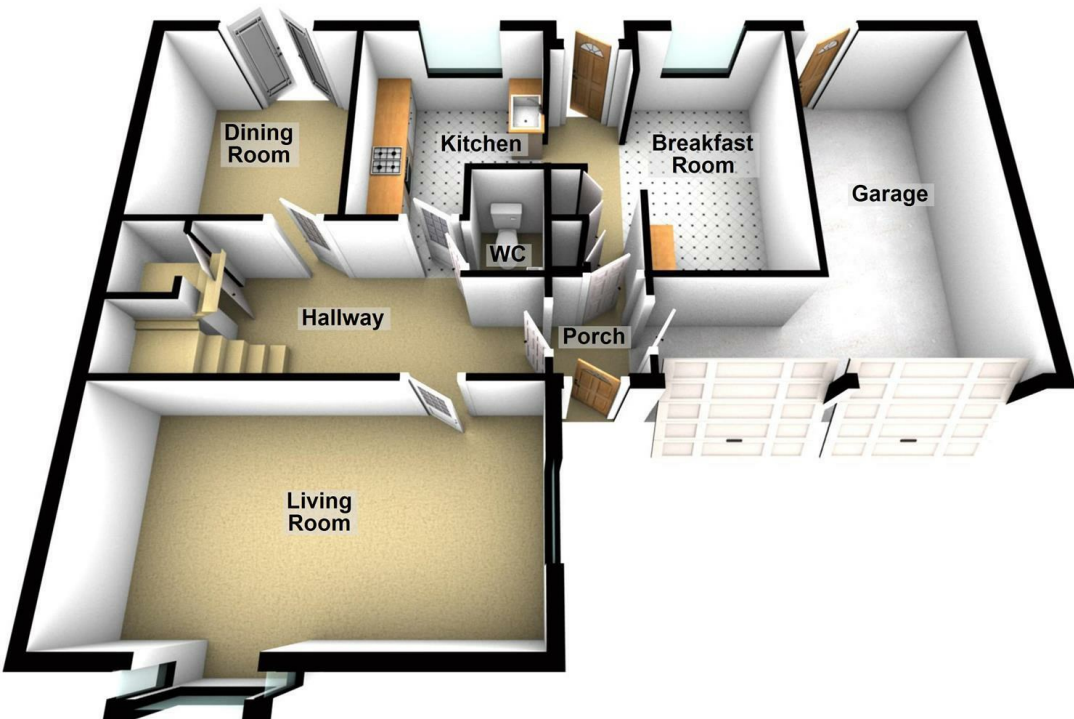
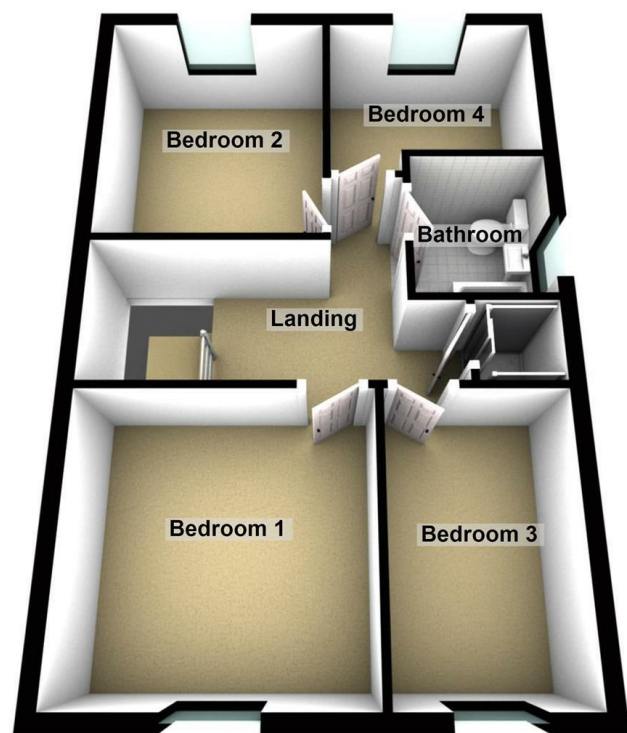


Ground Floor



- ENTRANCE PORCH
- HALLWAY
- LIVING ROOM
- KITCHEN
- BREAKFAST ROOM
- DINING ROOM
- CLOAKROOM

First Floor



- GARAGE
- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM



woodcockholmes.co.uk



**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Gildale**  
 Werrington, Peterborough, PE4 6QY  
 £375,000





**Gildale  
Werrington, Peterborough  
PE4 6QY**

THE PERFECT LONG-TERM FAMILY HOME!  
Sitting in a quiet cul-de-sac with easy access to local travel links, schools and walking spots on your doorstep - get in touch with our office on 01733 303111 to view this well-presented detached house before it is too late!

- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- UPVC DOUBLE GLAZED
- CUL-DE-SAC LOCATION
- IDEAL FAMILY HOME
- GOOD CONDITION THROUGHOUT

Viewings: By appointment  
£375,000

**ENTRANCE PORCH**

Door to front, laminate floor, access to:

**HALLWAY**

Laminate flooring, stairs to first floor with storage under, access to:

**LIVING ROOM**

11'4" x 17'6"

UPVC double glazed box bay window to front and uPVC double glazed window to side. Fitted carpet, radiator.

**DINING ROOM**

10'2" x 9'4"

UPVC double glazed French doors to rear, laminate flooring, radiator.

**KITCHEN**

10'2" x 8'8"

UPVC double glazed window to rear, fitted with a matching range of base and eye level units with fitted sink, fitted oven, fitted four ring hob, single door to the garden, store space and access to the breakfast area.

**BREAKFAST ROOM**

11'9" x 7'1"

UPVC double glazed window to rear, laminate flooring, fitted-based unit.

**CLOAKROOM**

Two piece suite with low level WC and wash hand basin.

**GARAGE**

17'6" x 8'6"

Up and over door to front, single door to rear, store space into loft area.

**LANDING**

Fitted carpet, access to all rooms including a shower cubicle.

**BEDROOM 1**

10'8" x 11'8"

UPVC double-glazed window to front, fitted carpet, radiator, fitted wardrobe surround.

**BEDROOM 2**

8'8" x 10'5"

UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**

6'8" x 11'7"

UPVC double glazed window to front, fitted carpet, radiator.

**BEDROOM 4**

8'9" x 6'6"

UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**

Obscure uPVC double glazed window to side. Fitted three-piece suite with bath, low level WC and wash hand basin in vanity units, half tiled splashback wall surround, towel rack style radiator.

**OUTSIDE**

Concrete laid drive providing off road parking to the side of the property in front of the garage space. The rest of the front garden is laid with lawn in front of the living room space, bordered by a variety of shrubs. The rear garden is private and enclosed by timber fencing. The garden is laid with patio areas off the rear of the house, lawn space, decking area at the back of the garden space, garden shed and shrubs in the borders.

**SURROUNDING AREA**

Werrington is a residential area to the north of the City of Peterborough. Werrington Village is the original part of the area with shopping and schooling facilities including the Werrington Primary School, Dentist, Doctors, Chemist, etc.. The new part of Werrington has a centre which currently includes Tesco's and other facilities including the William Law Primary School and Ken Stimpson Secondary School, fish and chip shop, barbers, hairdressers, etc. Cuckoo's Hollow surrounds a lake and is a large expanse of grassland dotted with a variety of trees and bushes

**TENURE & TAX BAND**

Freehold - Tax band D.

**SERVICES**

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

**FIXTURES & FITTINGS**

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

**INVESTMENT INFORMATION**

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC