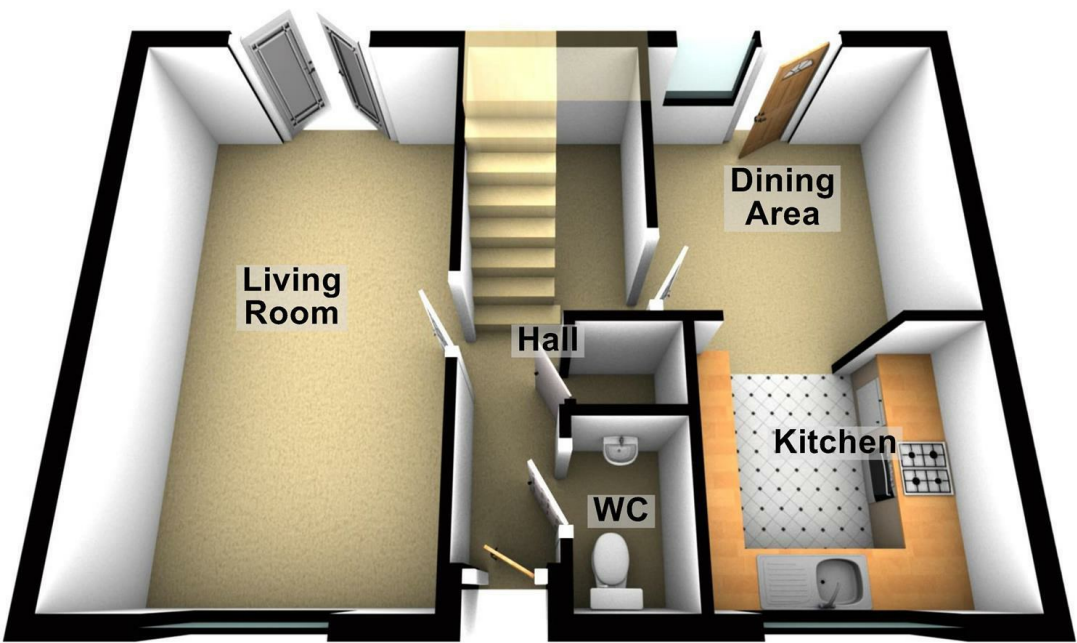


Ground Floor



ENTRANCE HALL

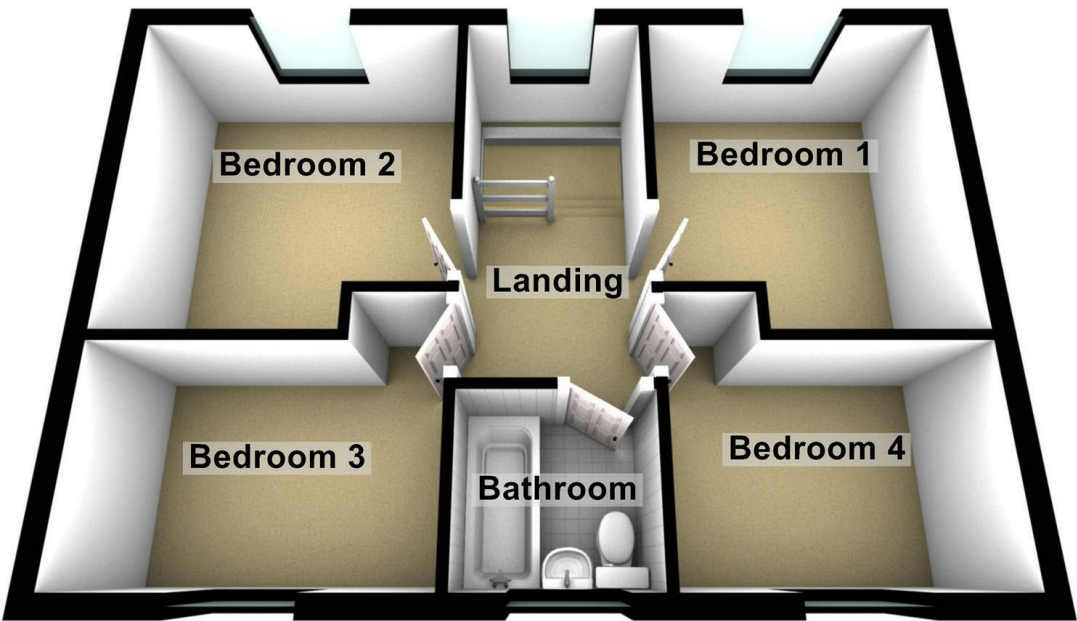
CLOAKROOM

LIVING ROOM

KITCHEN AREA

DINING AREA

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

SINGLE GARAGE



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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.

**44 Hazel Croft**  
Werrington, Peterborough, PE4 5Bj  
£270,000





44 Hazel Croft

Werrington, Peterborough

PE4 5BJ

This property offers a fantastic opportunity for families, with its spacious layout, convenient location, and no forward chain. Perfectly situated for those who want a comfortable home in a vibrant and well-connected community.

• NO FORWARD CHAIN

• DETACHED FAMILY HOME

• FOUR BEDROOMS

• KITCHEN DINER

• DOWNSTAIRS CLOAKROOM

• LIVING ROOM WITH FRENCH DOORS LEADING TO THE GARDEN

• SINGLE GARAGE AND PARKING

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• POPULAR WERRINGTON AREA

Viewings: By appointment

£270,000

GROUND FLOOR

Entering the property through the inviting hallway, you'll find a convenient two-piece cloakroom, perfect for guests. Stairs lead to the first floor, while the living room stretches the length of the home, offering a dual aspect with a window to the front and French doors to the rear, allowing plenty of natural light. This spacious room provides an excellent area for relaxing or entertaining guests.

On the opposite side of the house, you'll find a modern kitchen/diner. The kitchen is well-equipped with space for appliances and plenty of worktop space, ideal for cooking and meal preparation. The dining area is perfect for family meals, and a single door leads out to the rear garden, allowing for easy access when entertaining outdoors.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM: 17'4" x 10'9" | 5.28m x 3.28m

KITCHEN AREA: 8'2" x 7'6" | 2.49m x 2.29m

DINING AREA: 9'2" x 9'2" | 2.79m x 2.79m

FIRST FLOOR

Upstairs, the landing provides access to all four bedrooms. There are two generously sized double bedrooms and two good-sized single bedrooms, offering flexible space to suit your family's needs. Completing the first floor is a modern three-piece family bathroom, featuring a stylish tiled surround.

FIRST FLOOR LANDING: 11'6" x 5'6" | 3.51m x 1.68m

BEDROOM 1: 10'6" x 9'2" | 3.20m x 2.79m

BEDROOM 2: 10'5" x 10'1" | 3.18m x 3.07m

BEDROOM 3: 6'3" x 10'1" | 1.91m x 3.07m

BEDROOM 4: 6'2" x 9'2" | 1.88m x 2.79m

FAMILY BATHROOM: 5'3" x 5'6" | 1.60m x 1.68m

OUTSIDE

The property benefits from parking in front of a single brick-built garage with an up-and-over door. The enclosed rear garden is mostly laid to lawn, with a patio space ideal for outdoor entertaining. Access to the garden is available via both the dining area and the living room.

LOCATION

Situated in the highly sought-after Werrington area, this property offers a perfect blend of convenience and tranquility. The home is within walking distance of local parks and green spaces, providing plenty of opportunities for outdoor recreation. Shops and essential amenities are easily accessible, while public transport routes and travel links are just a short distance away, making commuting simple. Families will appreciate the proximity to popular local schools, ensuring your children's education is within reach. This location truly offers the best of both worlds – a peaceful residential area with all the conveniences you need close by.

TENURE

Freehold.

SERVICES

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

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC