

76 Carron Drive, Werrington Village

Peterborough PE4 6NY

£315,000



Extended Family Home

Refitted Family Bathroom

Extended Dining Room

3 Bedrooms

Downstairs WC

Extended Kitchen

Ensuite To Master

Lounge With Fireplace

Garage





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Werrington Village
Peterborough
PE4 6NY**

GENERAL DESCRIPTION: This is a beautifully presented detached family home which is larger than it appears, having a 2 storey extension at the rear. Downstairs there is a WC, a lovely limestone fireplace in the lounge and a large separate dining room.

The extended kitchen is extensively fitted and includes integrated units. Upstairs the 3 bedrooms all feature fitted wardrobes, and there is an ensuite off the really large master bedroom. The family bathroom has benefitted from a refit and is in excellent order.

Outside there is a beautifully maintained rear garden, a garage, and ample parking for 2/3 vehicles.





ENTRANCE HALL With uPVC double glazed entrance door, radiator, stairs to first floor with understairs store cupboard.

WC With low level WC, wash hand basin, uPVC double glazed window to the front.

EXTENDED KITCHEN 16' 8" x 8' 1" (5.08m x 2.47m) With 1½ bowl single drainer composite sink unit, extensive range of base units incorporating cupboards & drawers and with work surfaces and eye levels above, integrated dishwasher and washing machine, cooker hood over cooker space, TV point, ceramic tiled floor, built in cupboard housing Glow Worm gas fired central heating boiler. uPVC double glazed window to the rear.

LOUNGE 15' 5" x 10' 11" (4.7m x 3.32m) With walk in uPVC double glazed bay window to the front, TV point, beautiful limestone fireplace with inset coal effect living flame gas fire, radiator, pair of glazed doors to the:

EXTENDED DINING ROOM 16' 8" x 8' 7" (5.07m x 2.62m) With radiator, uPVC double glazed french doors to the rear garden.

FIRST FLOOR LANDING With uPVC double glazed window to the side, airing cupboard with radiator, access to loft space.

BEDROOM 1 (EXTENDED) 15' 9" x 9' 2" (4.8m x 2.8m) Extensively fitted out with bedroom furniture including a range of wardrobes, radiator, uPVC double glazed window to the rear.

ENSUITE SHOWER ROOM Well appointed with walk in shower having rainhead fitment and separate shower head, concealed flush WC, vanity wash hand basin with cupboard under, heated towel rail, uPVC double glazed window to the rear.

BEDROOM 2 12' 7" x 9' 9" (3.84m x 2.98m) Extensively fitted with range of bedroom furniture, radiator, uPVC double glazed window to the front.

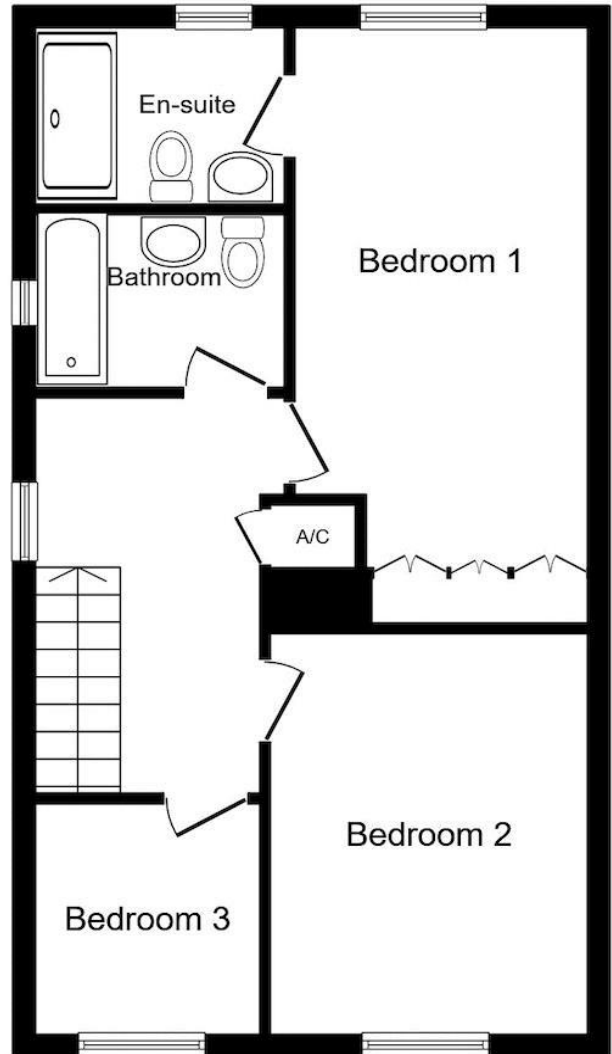
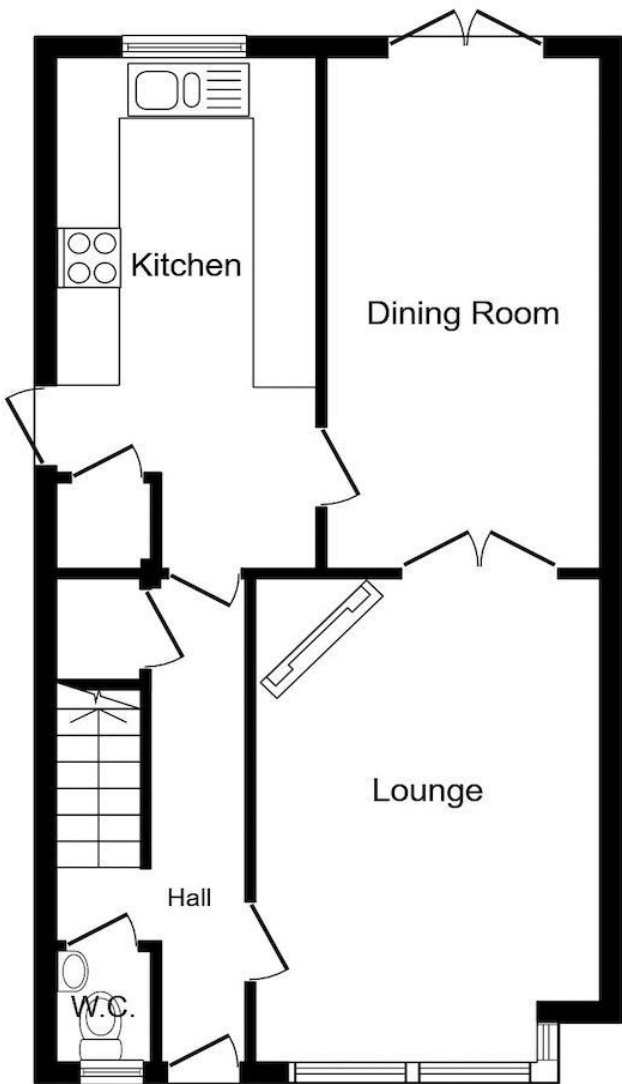
BEDROOM 3 7' 3" x 7' 1" (2.21m x 2.16m) Again fitted with wardrobe and wall cupboards utilising the space and with radiator, uPVC double glazed window to the front.

REFITTED BATHROOM With concealed flush WC, vanity wash hand basin with cupboards below, panelled bath with independent shower over having rainhead shower and separate shower fitment, heated towel rail, uPVC double glazed window to the side.

FRONT GARDEN With granite chippings and adjacent driveway providing off road parking for a number of vehicles and access via gates to:

GARAGE With power & light.

REAR GARDEN This has been beautifully maintained and laid to lawn fully enclosed and with granite chipped areas and path.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band C