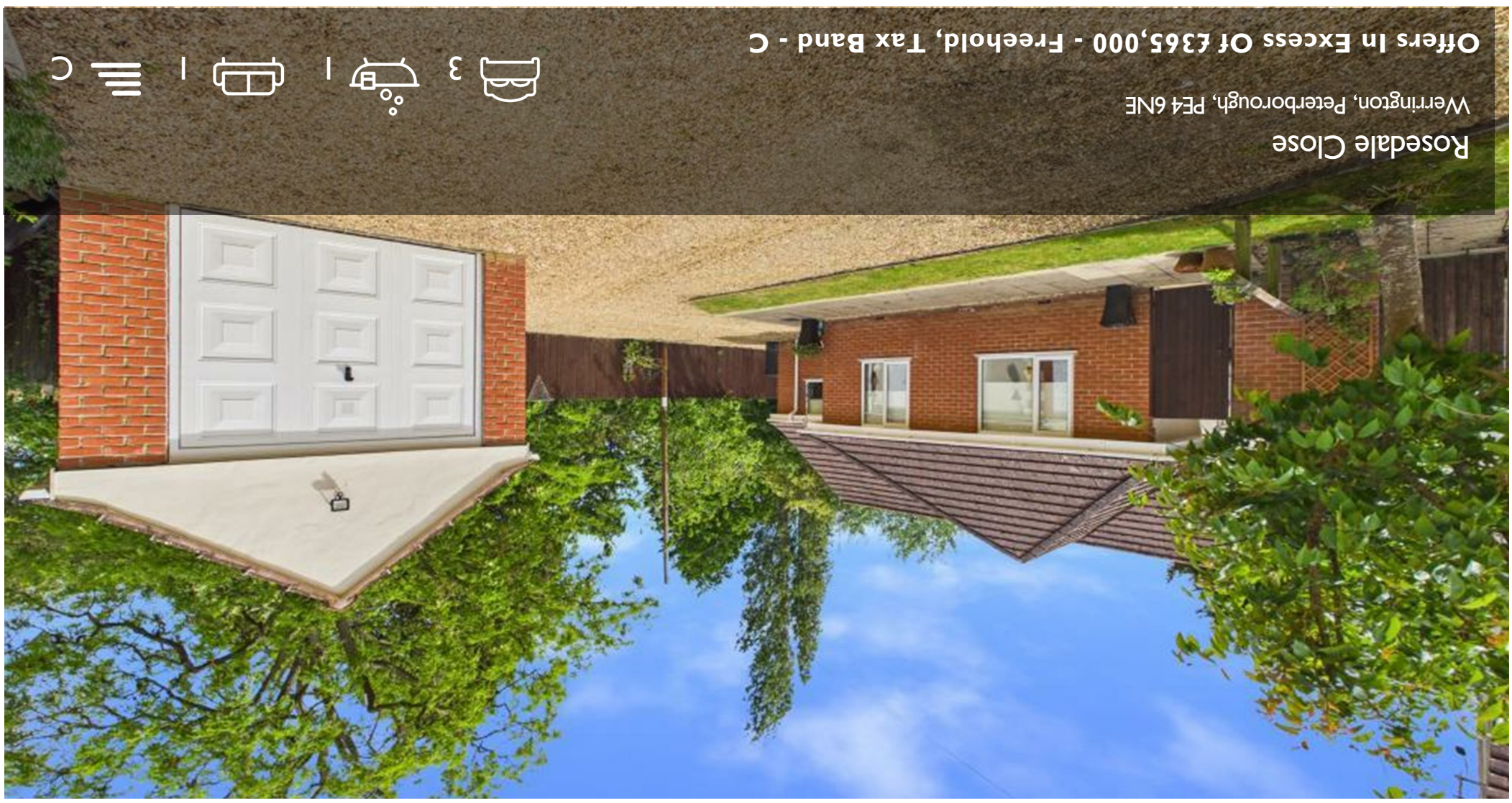


Rosedale Close

Werrington, Peterborough, PE4 6NE

Offers In Excess Of £365,000 - Freehold, Tax Band - C

3 | 1 | 1 | C

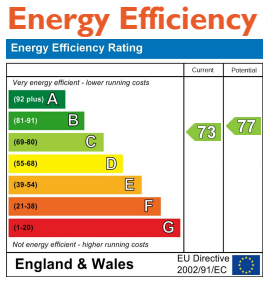
Floor Plan

Area Map

Viewing

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

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Rosedale Close

Werrington, Peterborough, PE4 6NE

This immaculately presented modern detached bungalow enjoys a secluded position on a private driveway within the ever popular Werrington Village and has been significantly improved by the current owners during almost ten years of ownership. Offering spacious and versatile accommodation throughout, the property features a stunning open plan living room and conservatory, a high specification refitted kitchen diner with integrated appliances, three well proportioned bedrooms, ample off street parking, a detached garage, and a beautifully private mature rear garden, all set on a generous plot.

Tucked away on a peaceful private driveway within the highly sought after Werrington Village, this spacious and unique modern built detached bungalow offers beautifully presented accommodation throughout and occupies a generous plot with a wonderful degree of privacy. Having been lovingly maintained and thoughtfully improved during the current owner's almost ten years of ownership, the property combines stylish contemporary living with a versatile and well planned layout. Upon entering, the welcoming entrance hallway provides access into the heart of the home, where the impressive living room flows seamlessly into the conservatory, creating a superb open plan living space filled with natural light, ideal for both relaxing and entertaining, with French doors opening out onto the rear garden. The high specification kitchen diner has been replaced to an excellent standard and is fitted with a comprehensive range of modern units alongside integrated appliances, offering both practicality and style, with ample space for dining and direct access outside. The bungalow further benefits from three well proportioned bedrooms, including a generous master bedroom, all presented immaculately and offering flexibility for family living, guests, or home working. The shower room has also been tastefully updated and finished to a modern standard. Externally, the property continues to impress, sitting on a substantial plot with a large gravelled driveway providing ample off street parking for several vehicles, in addition to a detached garage. To the rear, the mature and private garden offers an excellent outdoor retreat, beautifully enclosed with established planting and plenty of space for seating and entertaining. Rarely do bungalows of this quality, position, and individuality become available, making this an exceptional opportunity within one of the area's most desirable village locations.

Entrance Hall
1.54 x 1.06 (5'0" x 3'5")

Living Room/Conservatory
9.16 x 3.67 (30'0" x 12'0")

Kitchen Diner
5.85 x 2.98 (19'2" x 9'9")

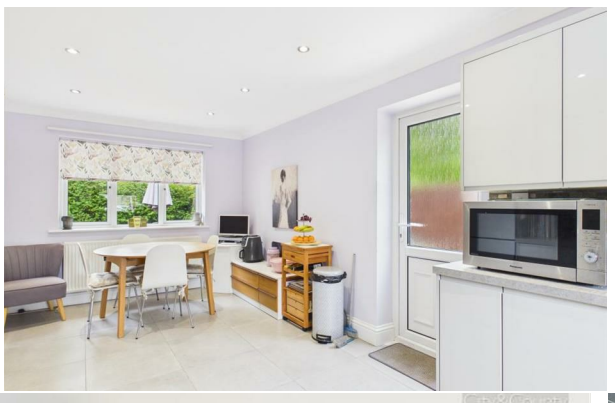
Hallway
2.19 x 0.90 (7'2" x 2'11")

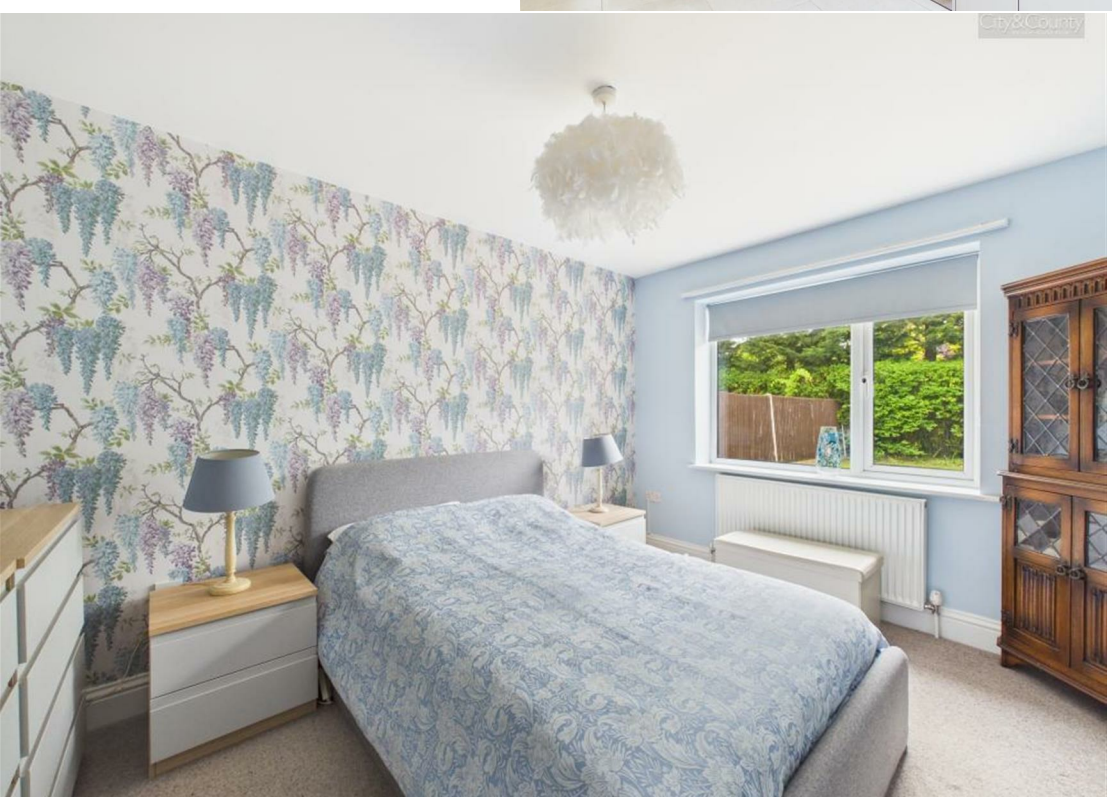
Master Bedroom
3.83 x 2.84 (12'6" x 9'3")

Shower Room
2.16 x 1.79 (7'1" x 5'10")

Bedroom Two
3.40 x 2.38 (11'1" x 7'9")

Bedroom Three
2.57 x 2.88 (8'5" x 9'5")





Garage
3.23 x 5.54 (10'7" x 18'2")

EPC - C
73/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access
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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking, Single Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Other
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.

DRAFT DETAILS AWAITING VENDOR APPROVAL