

Livermore Green

Peterborough, PE4 5DG

Situated in a quiet cul-de-sac within the popular residential area of Werrington, this spacious four-bedroom detached home offers ideal accommodation for families seeking generous living space, a private garden, and convenient access to local amenities.

Offers In Excess Of £350,000

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- Four bedroom Detached family home
- Spacious Living Room & Separate Dining Room
- Driveway providing off-road parking for 3-4 Vehicles
- Highly Sought-After Area of Werrington
- Fitted Kitchen with Utility Area
- Established Rear Garden
- Close to Amenities & Schooling
- En-Suite to Principal Bedroom
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

14'0" x 5'8" (4.27m x 1.73m)

Cloakroom

Lounge

14'3" x 11'5" (4.34m x 3.48m)

Dining Room

13'1" x 9'1" (3.99m x 2.77m)

Kitchen

9'3" x 17'6" (2.82m x 5.33m)

Utility Area

Garage

17'3" x 8'5" (5.26m x 2.57m)

Storage Area

Landing

14'10" x 8'8" (4.52m x 2.64m)

Bedroom 1

13'2" x 11'6" (4.01m x 3.51m)

En Suite Shower Room

8'2" x 5'6" (2.49m x 1.68m)

Bedroom 2

10'1" x 11'6" (3.07m x 3.51m)

Bedroom 3

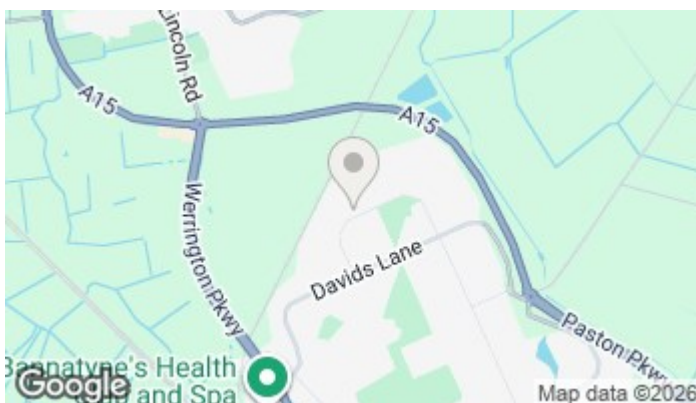
8'2" x 10'9" (2.49m x 3.28m)

Bedroom 4

8'2" x 8'5" (2.49m x 2.57m)

Family Bathroom

6'5" x 8'5" (1.96m x 2.57m)

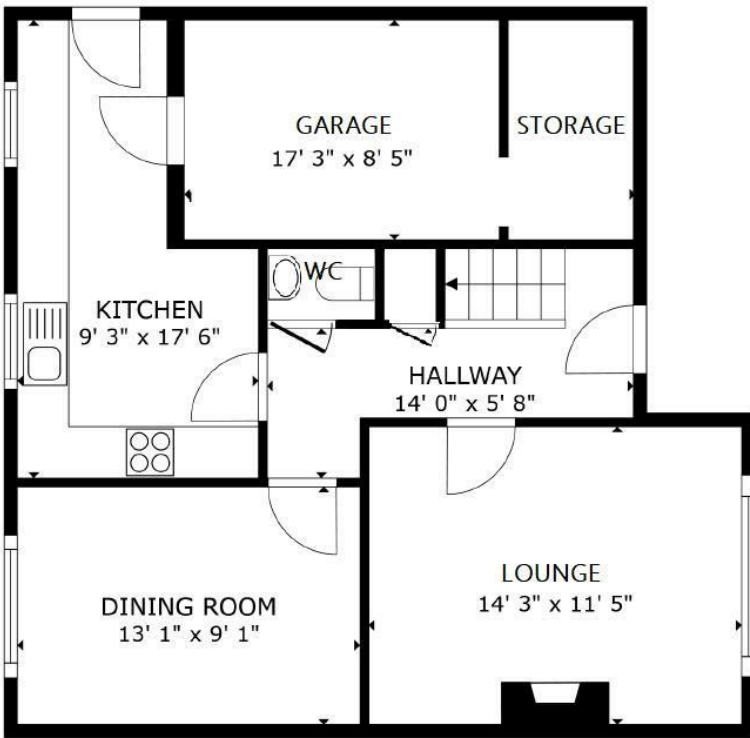


Directions

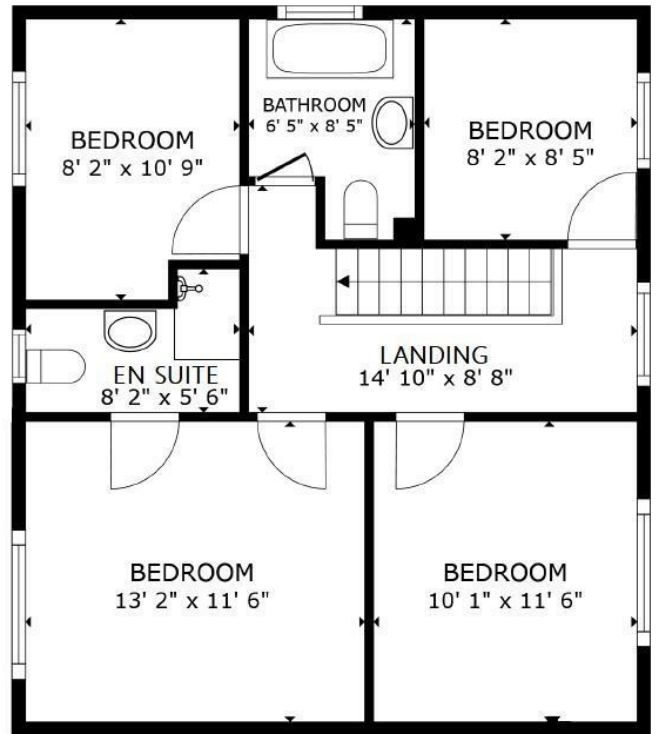
Livermore Green is located within the highly sought-after area of Werrington, to the north of Peterborough. The area is popular with families due to its excellent local schools, nearby shops, parks, and regular transport links into Peterborough city centre. Residents also benefit from convenient access to major road links including the A15 and A47. Please use the following postcode for Sat Nav guidance - PE4 5DG



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 681 sq.ft. FLOOR 2 631 sq.ft.
 TOTAL : 1,313 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	