



Connells
01753 578 412
FOR SALE

Connells

Welbourne
Peterborough



Property Description

A GENEROUS FAMILY HOME CLOSE TO EVERYTHING WERRINGTON OFFERS

Situated in the heart of Werrington, this well-presented family home offers generous accommodation and a convenient location close to local amenities.

The ground floor features a fitted kitchen with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A bright and spacious lounge benefits from dual aspect windows, allowing plenty of natural light throughout the day. Completing the downstairs accommodation is a refitted cloakroom finished to a modern standard.

Upstairs, the property offers four well-proportioned double bedrooms, providing ample space for family living or home working, along with a family bathroom.

Externally, the home boasts an enclosed rear garden, perfect for children, pets, or outdoor dining. Its prime position offers easy access to shops, schools, and other local amenities, making it an excellent choice for families and commuters alike.

Entrance Hall

Half glazed frosted composite double glazed front door into the entrance hall. Radiator, telephone point, laminate flooring, staircase to the first floor landing with door into understairs storage cupboard, door into a walk in storage cupboard, textured ceiling and doors off onto lounge, kitchen/diner and cloakroom.

Cloakroom

Refitted and comprising of a two piece suite to include a WC with concealed cistern and dual flush and a wash hand basin with mixer tap over which is set within a vanity unit. Waterproof paneled walls with tiled flooring, UPVC panel roof with recess LED lighting and a frosted UPVC double glazed window to the front.

Lounge

Radiator, TV point, textured ceiling and dual aspect UPVC double glazed windows to the front and rear.

Kitchen/Diner

Laminate flooring continuous from the entrance hall and comprising a range of matching wall and base level shaker style units, concealed lighting to the wall units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in double oven, grill, four ring gas hob with extractor. Plumbing for washing machine and space for a tumble dryer, space for a full standing fridge freezer. Gas boiler servicing the hot water and central heating system. Radiator, smooth ceiling, UPVC double glazed window and UPVC French doors into the rear garden.

First Floor Landing

Split level landing with UPVC double glazed window to the front. Two doors into fitted storage, one of which has slatted shelving. Textured ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

Two radiators, textured ceiling and two UPVC double glazed windows to the rear.

Bedroom Two

Radiator, laminate flooring, textured ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, textured ceiling and UPVC double glazed window to the front.

Bedroom Four

Radiator, textured ceiling and UPVC double glazed bedroom to the front.

Bathroom

Comprising of a three piece suite to include a bath with mixer tap and mains fed shower over, rainfall head and detachable hose plus a shower screen. A wash hand basin with mixer tap over which is set within a vanity unit incorporating the WC with concealed cistern and dual flush. Walls are fitted with waterproof wall panels, heated towel rail, extractor, UPVC panel roof with recess lighting and a frosted UPVC window to the rear.

Outside

To the front of the property is a granite gravel ornamental garden with a path leading to the front door with a block paved area and oversized storm canopy porch. Doors into storage and meter cupboards.

The rear garden is laid to lawn with mature and established side borders and an extensive decked area. Timber built shed and the garden is surrounded by timber built fence with gated access to the rear. Outside tap, outside light.

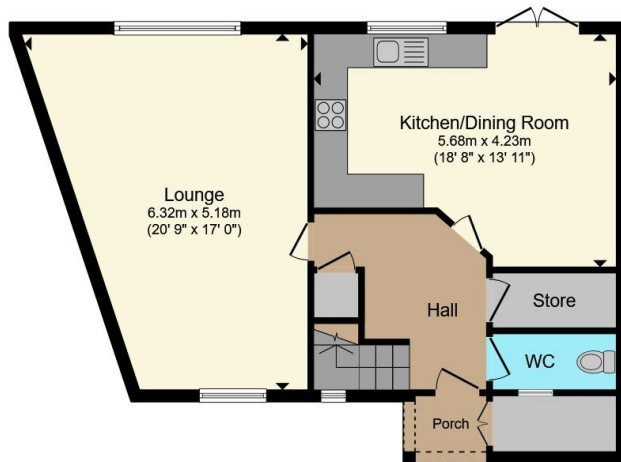
Agents Notes

The property is fitted with solar panels with no costs involved.









Ground Floor



First Floor

Total floor area 123.9 m² (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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Property Ref: WRN305810 - 0002