



BRISTOL AVENUE, WERRINGTON, PE4 6PH
OFFERS IN EXCESS OF £285,000 FREEHOLD

A much improved and cleverly extended semi-detached family home in a wonderful well-regarded location. An attractive property enjoying south westerly facing rear gardens, with sitting room, long light kitchen breakfast, additional snug/dining room, cloakroom and utility, three bedrooms and refitted bathroom.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

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ACCOMMODATION

A fantastic location within the older established area of Werrington, a well-regarded roadway. Set behind neat hedging you cross the extended block paved parking and up to the part glazed UPVC entrance door, opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with stairs to the first-floor accommodation, bespoke storage solutions with pull out shoe rack, power points, ceiling spotlights and finished with wood effect flooring.

SITTING ROOM

12'7 x 15'4 (max) a lovely light room with UPVC box bay window to the front aspect, feature fireplace with gas fire, radiator, power points, TV point, wall lights and wood effect flooring.

KITCHEN BREAKFAST

18'6 x 9'4 (max) a wonderful space for the family to gather with UPVC window to the rear aspect and UPVC French doors onto the south westerly facing rear gardens, comprising a range of base and eye level storage units, incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated double oven and five ring gas hob with stainless steel extractor fan over, corner carousel unit, integrated dishwasher, fridge freezer space, radiator, power point

and ceiling spotlights.

SNUG/DINING

10' x 10'7 a great addition to the accommodation with UPVC French doors opening onto the south westerly facing rear gardens, radiator, power points wood effect flooring and arch through to the inner lobby with access to, the store and:

UTILITY

5'9 x 3'8 with sky light and plumbing and space for washing machine and stackable tumble dryer, wall mounted boiler, extractor fan, power points and wood effect flooring.

CLOAKROOM

With sky light and two-piece suite, low level WC and wash hand basin, radiator, ceiling spotlights and wood effect flooring.

LANDING

With loft access, power point and doors spanning out to:

BEDROOM

11'9 x 11'8 a good double bedroom with UPVC window to the rear aspect, modern fitted wardrobes, radiator and power points

BEDROOM

10'11 x 9'8 (min) 11'10 (max) another double bedroom with UPVC window to

the front aspect, modern fitted double wardrobes and overhead storage units, radiator and power points.

BEDROOM

8'7 x 7'6 a good single bedroom or home office with UPVC window to the front aspect, radiator and power points.

BATHROOM

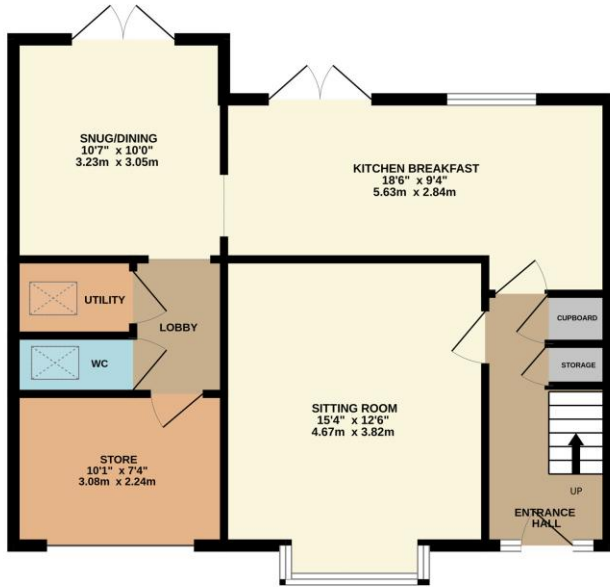
With frosted UPVC window to the rear aspect, comprising a refitted three-piece suite, low level WC, wash hand basin set in vanity unit and tiled panel bath with rain shower over and glass screen, tiled flooring, fully tiled walls, heated towel rail and ceiling spotlights.

OUTSIDE

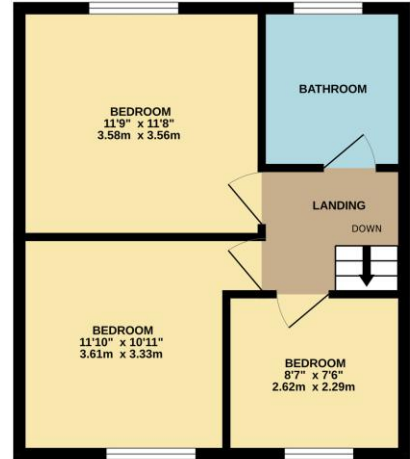
A lovely location along an established and popular causeway set behind neat hedging and fencing, block paved driveway offering parking for up to three vehicles and leading to a STORE 10'1 x 7'4 with up and over door, power and light connected, eaves storage and pedestrian door. Gated access to the rear gardens which enjoy a south westerly aspect, enclosed by panel fencing and hedging, split level patio seating area with steps up to artificial lawn, slate beds, water feature and space for a sectional shed



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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