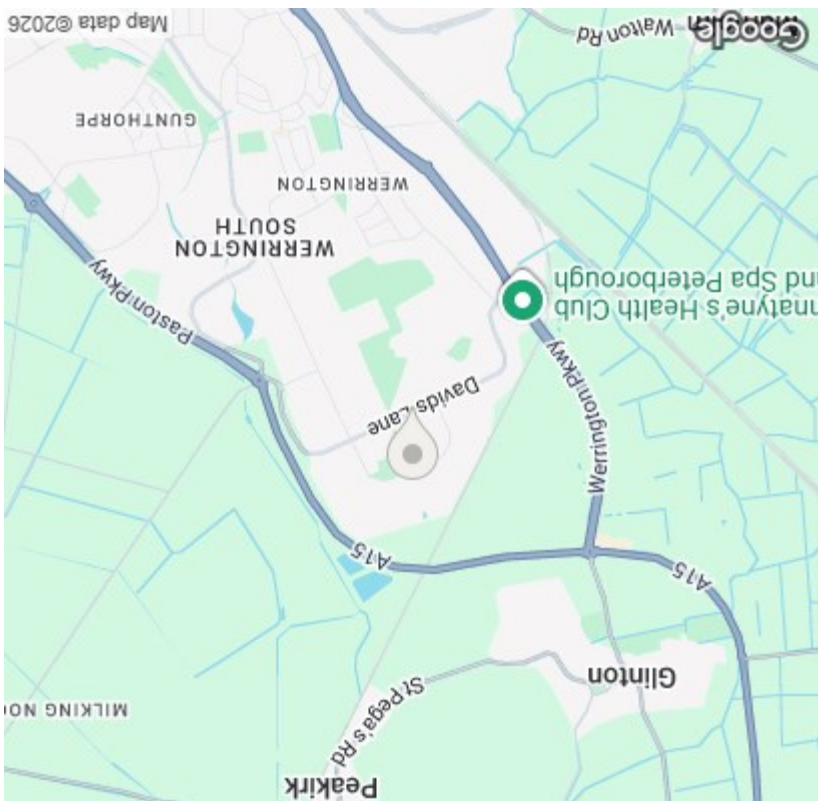
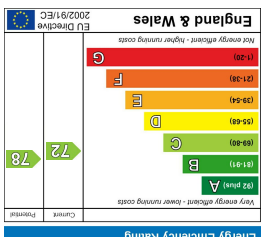


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. All photographs, 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 licensing 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.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Candidus Court**

Werrington, Peterborough, PE4 5DB

**Guide Price £300,000 - Freehold , Tax Band - C**



# Candidus Court

Werrington, Peterborough, PE4  
5DB

Guide Price £300,000 - £315,000

Impressive four-bedroom detached family home set on a generous corner plot within a quiet private cul-de-sac in sought-after Werrington. Offering two versatile reception rooms, a stylish open-plan kitchen/dining space, and a spacious dual-aspect living room with bi-folding doors. The west-facing landscaped garden is perfect for entertaining, complete with patio, artificial lawn, and covered hot tub area. Further benefits include a driveway, garage with utility space (ideal for office/playroom), and a modern finish throughout. Early viewing highly recommended.

A beautifully presented and deceptively spacious four-bedroom detached family home, ideally situated within the peaceful private cul-de-sac of Candidus Court in the highly sought-after area of Werrington, Peterborough. Occupying a generous corner plot with a desirable west-facing aspect, this impressive home offers versatile living space throughout. Internally, the property comprises a welcoming entrance hall leading to a modern cloakroom, which also houses a recently installed gas boiler (approximately three years old). The spacious dual-aspect living room is a standout feature, with bi-folding doors opening onto the garden, creating a seamless indoor-outdoor flow. This space connects effortlessly to a dining area and a contemporary fitted kitchen, complete with a brand-new cooker and hob, along with integrated appliances including a dishwasher and fridge/freezer. A further garden room, also benefiting from bi-folding doors, provides additional versatile living space and further enhances the connection to the outdoor areas. Upstairs, the property offers four well-proportioned bedrooms and a stylishly refitted family bathroom, all presented to a high standard throughout.

Externally, the property enjoys wraparound gardens to the front, side, and rear. The landscaped rear garden is a particular highlight, benefiting from plenty of afternoon and evening sun, as well as attractive views over adjacent green space. Thoughtfully designed for both relaxation and entertaining, it features a patio seating area, artificial lawn, a covered hot tub area, and the added convenience of outdoor power. To the front, a block-paved driveway provides off-road parking and access to the garage, which is fitted with electric roller doors and has been extended to incorporate a useful utility area. This highly flexible space offers excellent potential for a home office, gym, or playroom. This superb home combines space, style, and a desirable location, making it an excellent choice for families. Early viewing is highly recommended.

**Entrance Hall**  
3.66 x 1.78 (12'0" x 5'10")

**WC**  
1.18 x 2.06 (3'10" x 6'9")

**Living Room**  
3.02 x 5.35 (9'10" x 17'6")

**Kitchen Diner**  
4.96 x 3.47 (16'3" x 11'4")

**Garden Room**  
3.59 x 2.76 (11'9" x 9'0")

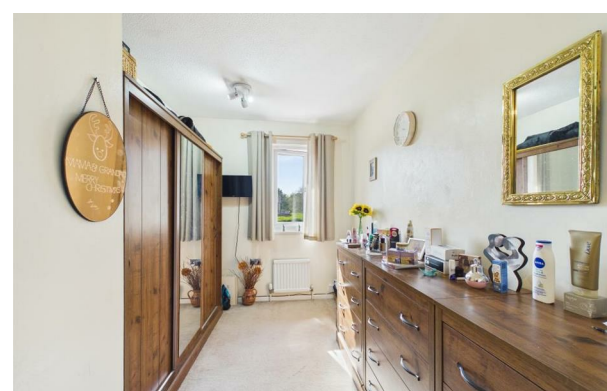
**Landing**  
4.05 x 1.77 (13'3" x 5'9")

**Master Bedroom**  
2.99 x 3.18 (9'9" x 10'5")

**Bedroom Two**  
2.71 x 3.22 (8'10" x 10'6")

**Bathroom**  
1.68 x 2.09 (5'6" x 6'10")

**Bedroom Three**  
2.25 x 3.47 (7'4" x 11'4")



**Bedroom Four**  
2.09 x 2.09 (6'10" x 6'10")

**Garage**  
5.07 x 2.51 (16'7" x 8'2")

**Utility Room**

**EPC - C**  
72/78

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible
- 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
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: Yes
- Registered easements: Not Known
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 1000Mbps
- 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.

