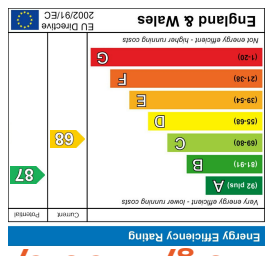


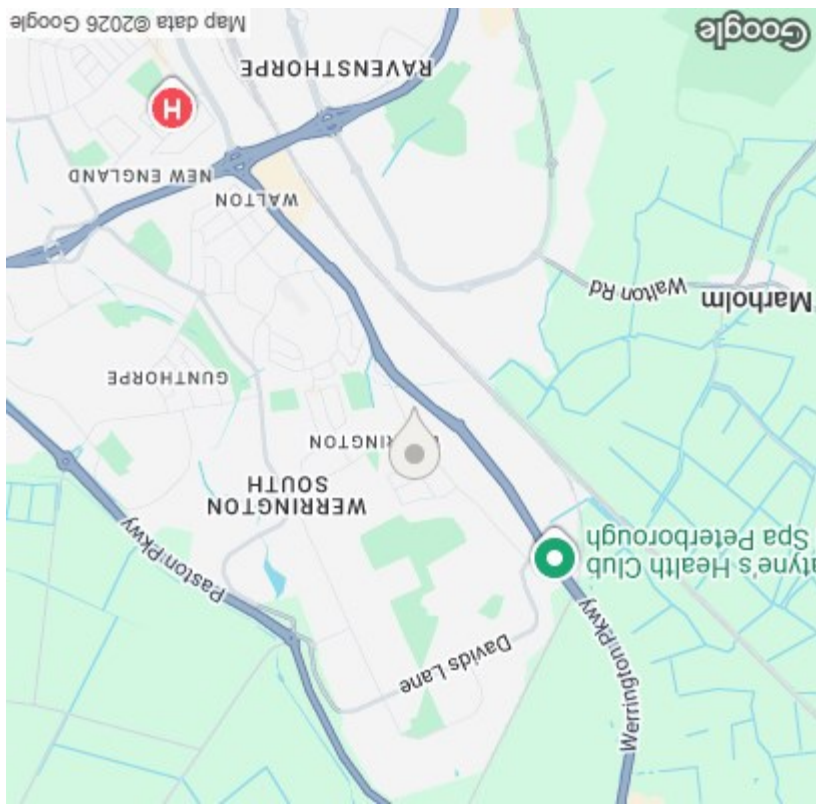
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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 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 - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

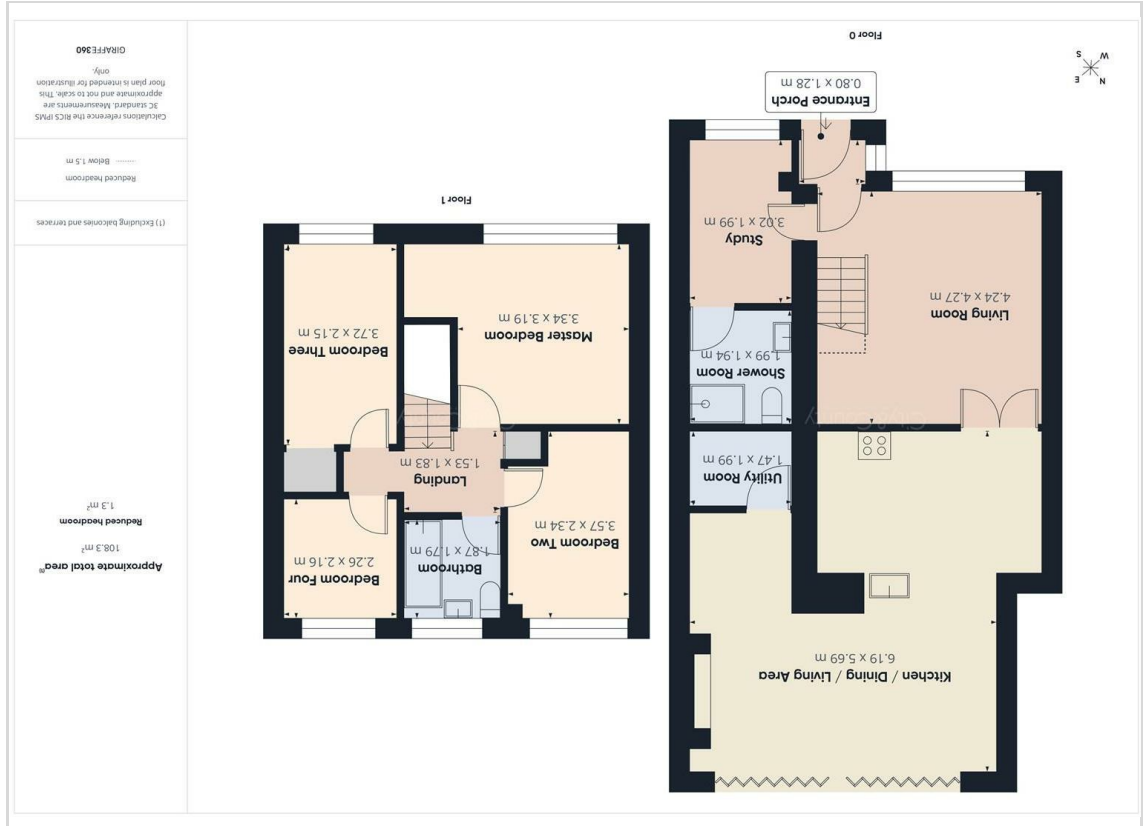
**Viewing**



**Energy Efficiency Graph**



**Area Map**






**Floor Plan**



**Helmsdale Gardens**  
Werrington, Peterborough, PE4 6NS

**Offers In Excess Of £325,000 - Freehold , Tax Band - B**

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# Helmsdale Gardens

Werrington, Peterborough, PE4  
6NS

Open House via appointment only on 3rd July \*\*CALL THE OFFICE FOR FURTHER INFO\*\*  
Recently renovated throughout to an exceptional standard, this impressive four bedroom semi detached family home is situated within a private cul de sac in the highly sought after village of Werrington. Offering spacious and versatile accommodation including a living room, study, shower room, stunning open plan kitchen, dining and family room, utility room, four bedrooms and a modern family bathroom. Outside benefits from a landscaped rear garden and a substantial block paved driveway providing parking for at least five vehicles.

Nestled within a private cul de sac in the ever popular village of Werrington, this beautifully presented four bedroom semi detached home has been extensively renovated throughout to create a stylish and contemporary family residence ready to move straight into. The accommodation begins with an entrance porch leading into a welcoming living room, whilst a separate study provides an ideal space for those working from home. The ground floor further benefits from a modern shower room and an impressive open plan kitchen, dining and living area which forms the heart of the home. The kitchen is fitted with a range of contemporary units and integrated appliances, enhanced by a striking skylight that floods the space with natural light. The dining area flows seamlessly into the family living space, featuring a stylish media wall and bi fold doors opening onto the rear garden, creating the perfect setting for both everyday living and entertaining. A practical utility room completes the ground floor accommodation. Upstairs, the property offers four well proportioned bedrooms alongside a beautifully finished three piece family bathroom. Outside, the landscaped rear garden has been thoughtfully designed for low maintenance enjoyment, featuring a patio seating area and artificial lawn. To the front, a generous block paved driveway provides off road parking for at least five vehicles. Werrington remains one of Peterborough's most desirable residential locations, offering excellent local amenities, popular schooling and convenient transport links, making this an ideal home for families and first time buyers alike.

- Entrance Porch**  
0.80 x 1.28 (2'7" x 4'2")
- Living Room**  
4.24 x 4.27 (13'10" x 14'0")
- Study**  
3.02 x 1.99 (9'10" x 6'6")
- Shower Room**  
1.99 x 1.94 (6'6" x 6'4")
- Kitchen/Living/Dining Area**  
6.19 x 5.69 (20'3" x 18'8")
- Utility Room**  
1.47 x 1.99 (4'9" x 6'6")
- Landing**  
1.53 x 1.83 (5'0" x 6'0")
- Master Bedroom**  
3.34 x 3.19 (10'11" x 10'5")
- Bedroom Two**  
3.57 x 1.79 (11'8" x 5'10")
- Bathroom**  
1.87 x 1.79 (6'1" x 5'10")



- Bedroom Three**  
3.72 x 2.15 (12'2" x 7'0")
- Bedroom Four**  
2.26 x 2.16 (7'4" x 7'1")
- EPC - D**  
68/87
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
- Accessibility / Adaptations: None
- 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: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 5500Mbps
- Mobile Coverage: TBC



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.