



FOR SALE
NEWTON
FALLOWELL
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www.newtonfallowell.co.uk

74 Hazel Croft, Werrington, Peterborough, PE4 5BL

 **NEWTON FALLOWELL**



Key Features

- Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS & KITCHEN
- Upstairs Family Bathroom
- WEST-FACING REAR GARDEN
- Driveway Parking
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

Guide price £230,000 - £240,000





This detached family home offers THREE BEDROOMS, TWO RECEPTION ROOMS with an enclosed WEST-FACING REAR GARDEN and DRIVEWAY PARKING and is being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall which grants access to the spacious lounge which occupies one side of the home and boasts rear garden access onto the patio, opposite the lounge there is a dining room which offers ample dining space and leads through to the kitchen which hosts space for an oven with further space and plumbing for a washer dryer, as well as plenty of work surface and storage space, whilst upstairs the landing separates three bedrooms, with the main bedroom boasting built-in storage, and all benefit from the family bathroom which offers a three-piece white suite. Outside there is low maintenance frontage and driveway parking with gated access into the west-facing rear garden which hosts patio seating space, lawn and shed storage.

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities.

Entrance Hall

Lounge 2.88m x 5.38m (9'5" x 17'8")

Kitchen 2.83m x 2.49m (9'4" x 8'2")

Dining Room 2.85m x 2.63m (9'5" x 8'7")

Landing

Bedroom One 3.38m x 2.93m (11'1" x 9'7")

Bedroom Two 3.36m x 3.04m (11'0" x 10'0")

Bedroom Three 1.98m x 2.29m (6'6" x 7'6")

Bathroom 1.86m x 2.15m (6'1" x 7'1")

Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 37 sq m / 394 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

