



58 Woodhall Rise, Peterborough

In Excess of £250,000

 **NEWTON FALLOWELL**

58 Woodhall Rise

Werrington, Peterborough

This impressive THREE DOUBLE BEDROOM semi-detached house is situated in a popular cul-de-sac in Werrington and offers a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES to the front and a SOUTH FACING GARDEN to the rear. Upon entering the property the entrance hall grants access to the lounge diner, which provides ample space for both relaxation and entertaining. The lounge diner flows seamlessly into an expansive conservatory offering an outlook of the garden and is flexible in it's use, the kitchen is well-equipped with a range of fitted units, integrated oven and hob, and generous worktop space. Upstairs, the property boasts three generously sized double bedrooms accompanied by the recently refurbished family bathroom, featuring contemporary fixtures, a stylish suite, and a separate WC for added convenience. The property benefits from a garage and driveway parking for multiple vehicle to the front aspect with a well presented south facing garden to the rear. Located within easy reach of local amenities, reputable schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Porch

9' 1" x 6' 0" (2.76m x 1.83m)

Kitchen

11' 10" x 7' 8" (3.61m x 2.33m)

Lounge / diner

19' 9" x 10' 5" (6.01m x 3.17m)

Conservatory

18' 8" x 10' 8" (5.68m x 3.24m)

Bathroom

5' 11" x 5' 10" (1.81m x 1.78m)

Wc

5' 11" x 3' 10" (1.81m x 1.16m)

Landing

Bedroom

10' 6" x 8' 6" (3.20m x 2.60m)

Bedroom

10' 8" x 10' 4" (3.25m x 3.16m)

Bedroom

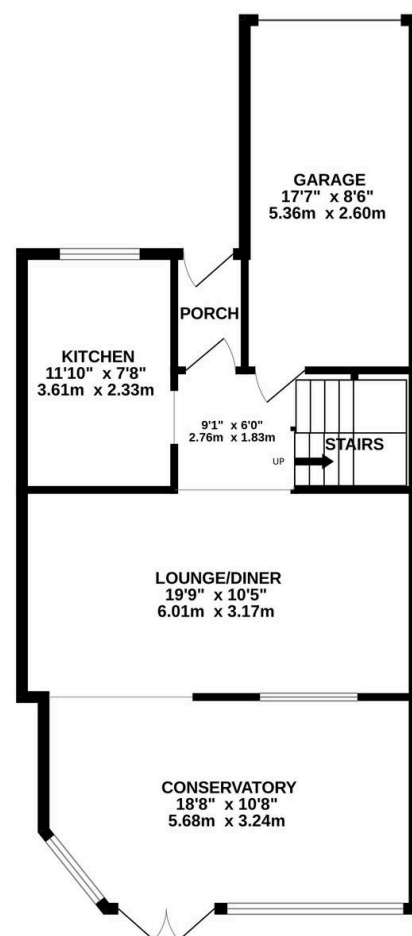
10' 4" x 9' 1" (3.16m x 2.76m)

Garage

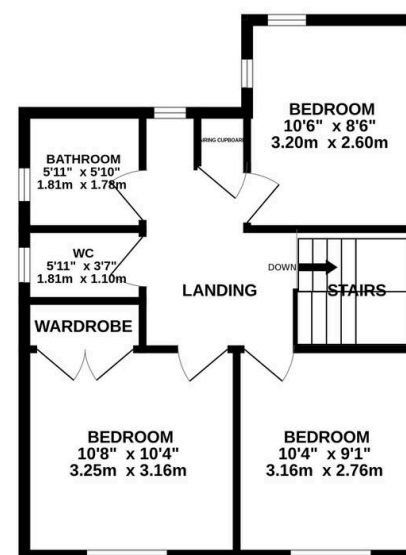
17' 7" x 8' 6" (5.36m x 2.60m)



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 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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