



77 Chatsfield, Werrington, Peterborough
£300,000

 **NEWTON FALLOWELL**

77 Chatsfield

Werrington, Peterborough

This detached home is situated within a popular cul-de-sac in Werrington offering THREE BEDROOMS to include both upstairs and DOWNSTAIRS BEDROOM facility, as well as both DOWNSTAIRS SHOWER ROOM and UPSTAIRS FOUR-PIECE BATHROOM, whilst also benefiting from driveway parking and a GARAGE, as well as a GARDEN ROOM in the enclosed rear garden, being sold with NO ONWARD CHAIN. The well presented accommodation comprises of an entrance hall, open plan lounge diner, modern kitchen, downstairs bedroom which could be utilised as a further reception room, downstairs shower room, first floor landing hosting an abundance of storage, two further upstairs bedrooms and a stunning four-piece family bathroom. Outside there is driveway parking to the side aspect leading to the garage, in addition to gardens to both front and rear with the latter hosting the garden room.

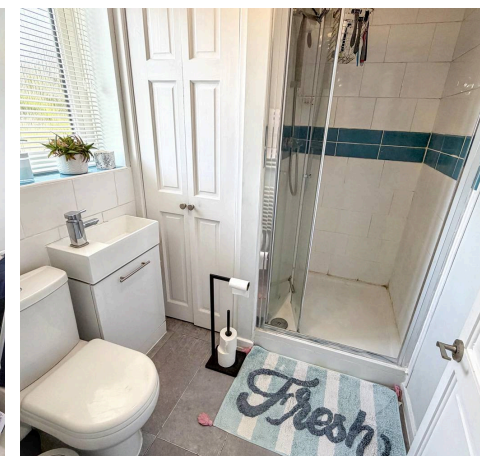
In accordance with Section 21 of the Estate Agents Act 1979, we declare that the owners of this property are a close relative of an employee of Newton Fallowell Peterborough.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





Entrance Hall

Shower Room

6' 9" x 5' 7" (2.07m x 1.71m)

Lounge Diner

19' 5" x 13' 7" (5.91m x 4.14m)

Kitchen

8' 6" x 11' 6" (2.58m x 3.50m)

Bedroom 3

8' 8" x 7' 3" (2.63m x 2.21m)



Landing

Bedroom 1

9' 0" x 13' 9" (2.75m x 4.20m)

Bedroom 2

9' 5" x 9' 4" (2.88m x 2.84m)

Family Bathroom

5' 4" x 7' 9" (1.62m x 2.36m)

Garden Room

12' 3" x 9' 0" (3.73m x 2.74m)

Garage

17' 3" x 8' 2" (5.26m x 2.49m)



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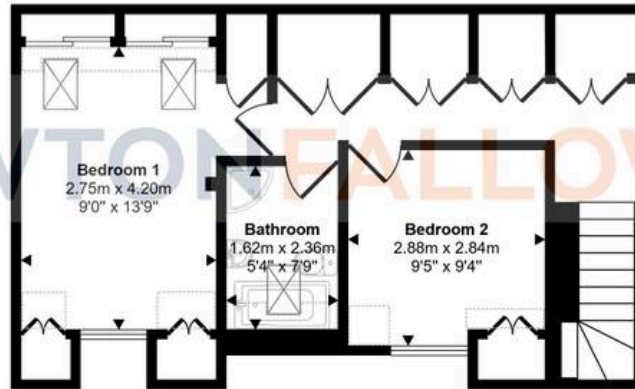




Approx Gross Internal Area
121 sq m / 1297 sq ft



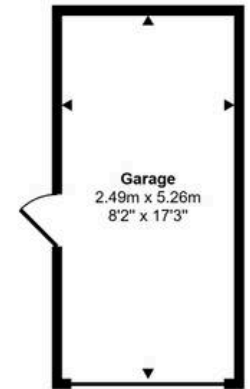
Ground Floor
Approx 52 sq m / 565 sq ft




First Floor
Approx 45 sq m / 481 sq ft



Garden Room
Approx 10 sq m / 110 sq ft



Garage
Approx 13 sq m / 141 sq ft

 Denotes head height below 1.5m

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.

Newton Fallowell - Peterborough

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