

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.

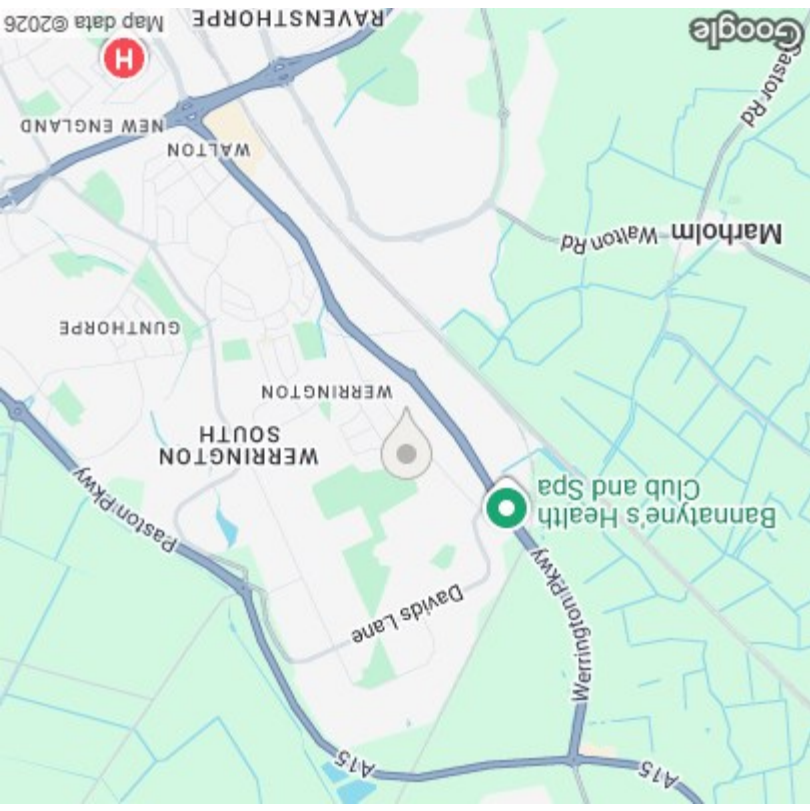
Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.

Energy Efficiency Rating	
Current Rating	Minimum Rating
A (92-100)	A (89-92)
B (81-91)	B (78-81)
C (69-80)	C (65-68)
D (55-68)	D (51-54)
E (39-54)	E (35-38)
F (29-38)	F (25-28)
G (1-28)	G (1-24)

Any energy efficient lower rating costs
 84
 73

England & Wales
 EPC Directive
 2002/91/EC
 The energy efficient - higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan



Carron Drive
 Werrington, Peterborough, PE4 6NY

£325,000 - Freehold , Tax Band - C



Carron Drive

Werrington, Peterborough, PE4 6NY

Located on the desirable Carron Drive, this extended detached family home offers spacious and versatile accommodation, ideal for modern living. Having been lovingly owned for approximately fifty years, the property is now available with no forward chain and benefits from a modern kitchen, two contemporary bathrooms, a modern Glow-worm combi boiler, and full uPVC double glazing. With ample off-road parking, a well-maintained garden, and a flexible layout throughout, this is a fantastic opportunity to secure a well-cared-for home in a popular village setting.

Situated on the highly sought-after Carron Drive, this extended and improved detached family home offers a rare opportunity, having been cherished within the same ownership for approximately fifty years and now presented to the market with no forward chain. The property is approached via ample off-road parking and opens into a welcoming entrance hallway, providing access to a convenient ground floor WC and staircase rising to the first floor, while also leading through to the principal living spaces. The generous living room offers a comfortable and inviting setting, ideal for both everyday family life and entertaining, and flows through to a well-proportioned dining room positioned at the rear of the property with direct access to the garden, creating a natural hub for gatherings. The adjoining modern kitchen is thoughtfully arranged, offering a practical and stylish space with direct access to the outside, perfectly suited to modern living. The overall ground floor layout is notably versatile, allowing flexibility to suit a variety of lifestyles. To the first floor, the landing provides access to three bedrooms, including a well-appointed master bedroom benefiting from its own modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, meaning the home enjoys the advantage of two modern bathrooms in total. The accommodation is further enhanced by a modern Glow-worm combi boiler and fully uPVC double glazing, ensuring comfort and efficiency throughout. Externally, the property continues to impress with a well-maintained garden offering a pleasant outdoor retreat, alongside a separate garage providing additional storage or parking options. Combining space, practicality, and a long history of careful ownership, this is a superb opportunity to acquire a truly versatile and well-located family home.

Entrance Hall
1.80 x 4.90 (5'10" x 16'0")

WC
0.63 x 1.28 (2'0" x 4'2")

Living Room
3.24 x 4.71 (10'7" x 15'5")

Dining Room
2.58 x 5.03 (8'5" x 16'6")

Kitchen
2.49 x 5.05 (8'2" x 16'6")

Landing
2.39 x 3.17 (7'10" x 10'4")

Master Bedroom
2.84 x 4.74 (9'3" x 15'6")

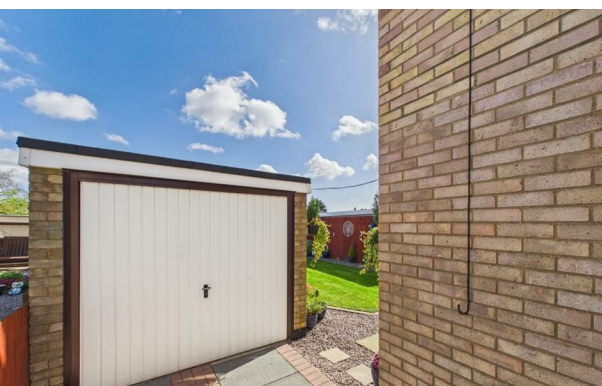
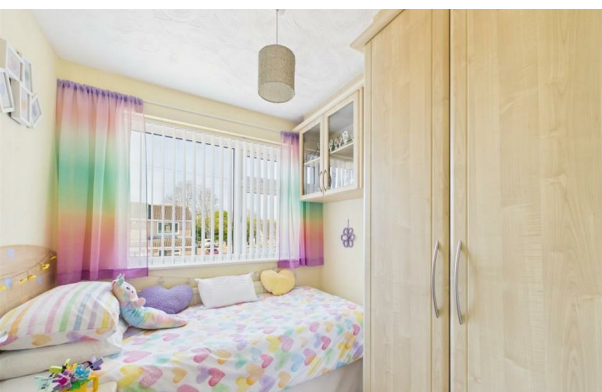
En-Suite To Master Bedroom
2.18 x 1.69 (7'1" x 5'6")

Bedroom Two
3.00 x 3.83 (9'10" x 12'6")

Bathroom
2.26 x 1.67 (7'4" x 5'5")

Bedroom Three
2.13 x 2.17 (6'11" x 7'1")

Garage
2.55 x 4.76 (8'4" x 15'7")



EPC - C
73/84

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: Single Garage, Driveway Private, Off Street
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable, Ftp
- Internet Speed: up to 1800Mbps
- 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL