



Canonsfield
Werrington, Peterborough, PE4 5AQ

Offers In The Region Of £315,000 - Freehold , Tax Band - C

4 2 2 C

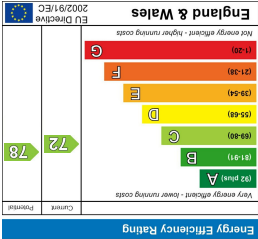
Floor Plan



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 Graph



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 documentation to verify the legal status of the property or the validity of any guarantee. 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, 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Canonsfield

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5AQ

Situated in the sought-after and peaceful area of Canonsfield, Werrington, Peterborough, this attractive detached family home is offered for sale with no forward chain and probate already granted. The property features spacious and versatile living accommodation including a bright living room, conservatory, dining room, and four bedrooms—one with an en-suite. With off-road parking, an enclosed rear garden, gas central heating, and uPVC double glazing throughout, this home is ideal for families seeking comfort and convenience in a quiet, well-connected location.

This imposing detached family home is situated in the highly sought-after and peaceful location of Canonsfield, Werrington, Peterborough, and is being offered for sale with no forward chain, with probate already granted for a smooth transaction. Upon entering the property, you are welcomed into a bright and inviting entrance hallway that provides access to the main living areas. The spacious living room offers a warm and comfortable atmosphere, ideal for family relaxation, and flows seamlessly into the charming conservatory overlooking the rear garden—perfect for enjoying natural light throughout the year. From the hallway, a separate dining room offers an ideal space for formal meals or entertaining, and this connects directly to a well-appointed kitchen with ample storage and workspace. Conveniently located on the ground floor is also a WC and internal access to the garage. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, including a master bedroom with a private en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Outside, the property benefits from off-road parking on a private driveway, an enclosed rear garden offering both privacy and space for outdoor enjoyment, and a single garage providing further parking or storage options. Additional features include gas central heating and full uPVC double glazing throughout, ensuring energy efficiency and comfort. Set in a quiet, family-friendly area close to local amenities, schools, and green spaces, this property presents an excellent opportunity for those seeking a well-maintained home in a desirable location.

Entrance Hall
1.83 x 1.21 (6'0" x 3'11")

WC
1.00 x 1.81 (3'3" x 5'11")

Hallway
4.22 x 2.04 (13'10" x 6'8")

Living Room
3.14 x 5.70 (10'3" x 18'8")

Conservatory
3.29 x 3.54 (10'9" x 11'7")

Dining Room
2.51 x 3.14 (8'2" x 10'3")

Kitchen
2.60 x 3.17 (8'6" x 10'4")

Landing
3.03 x 0.93 (9'11" x 3'0")

Master Bedroom
3.03 x 3.12 (9'11" x 10'2")

En-Suite To Master Bedroom
0.79 x 2.09 (2'7" x 6'10")

Bedroom Two
2.37 x 2.81 (7'9" x 9'2")

Bedroom Three
3.18 x 2.10 (10'5" x 6'10")

Bathroom
2.19 x 1.71 (7'2" x 5'7")



Bedroom Four
2.20 x 1.84 (7'2" x 6'0")

Garage
2.58 x 5.18 (8'5" x 16'11")

EPC - C
72/78

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: 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: FttP
Internet Speed: up to 1000Mbps
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

