



14 Sapperton, Peterborough

In Excess of £300,000

 **NEWTON FALLOWELL**

14 Sapperton

Werrington, Peterborough

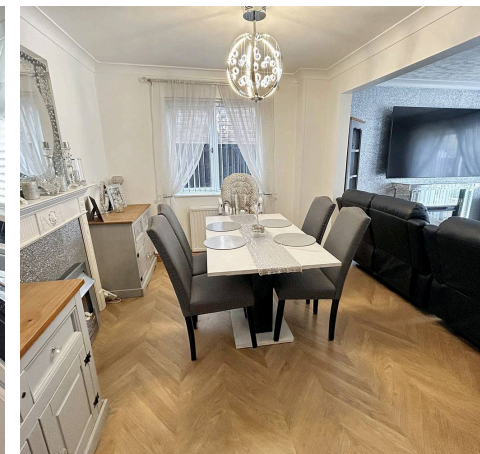
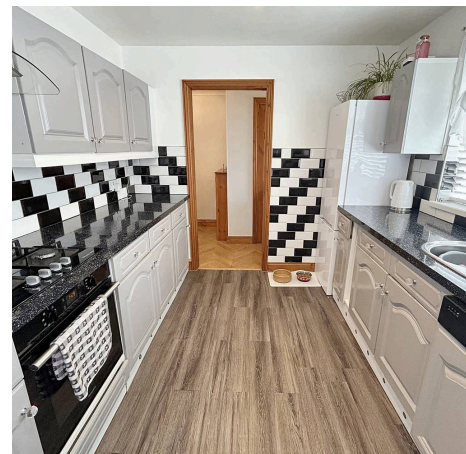
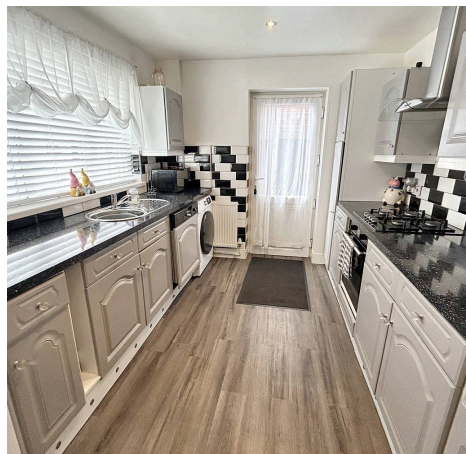
A detached family home in Werrington offering FOUR BEDROOMS and TWO RECEPTION ROOMS, in addition to an EN-SUITE and a GARAGE, situated within a popular cul-de-sac position. The accommodation comprises of an entrance hall, downstairs WC, modern kitchen to the front aspect, with the dining room open through to the lounge to the rear, whilst four bedrooms are located to the first floor in addition to the contemporary family bathroom, with an en-suite servicing the main bedroom. Outside there is driveway parking to the side aspect for multiple vehicles leading to the garage, whilst to the rear the garden benefits from patio seating, lawn, artificial lawn and side gated access.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

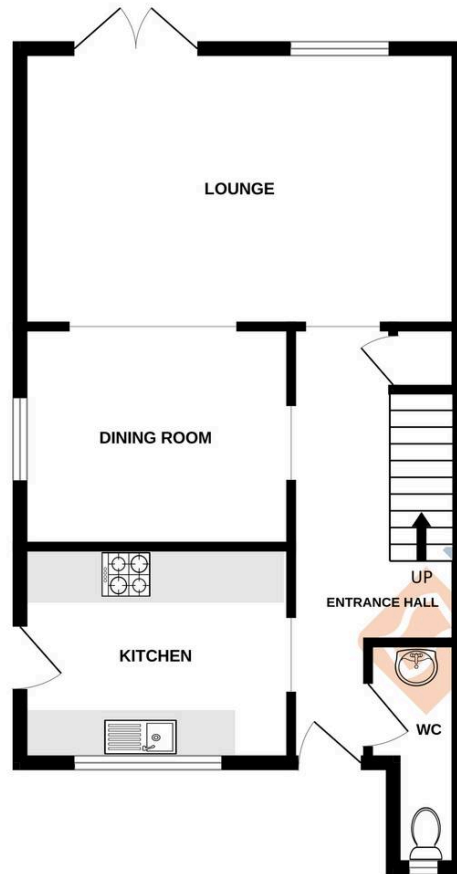




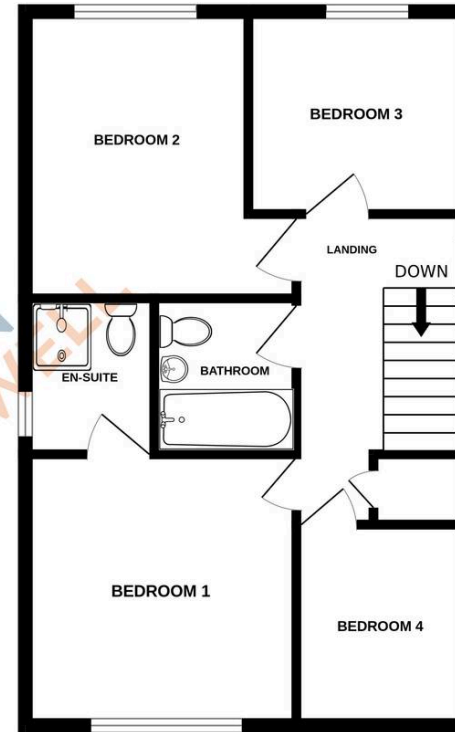
- Entrance Hall
- Lounge
- Dining room
- Kitchen
- Wc
- Landing
- Bedroom 1
- En-suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough