



NEWTON
FOLLOWELL

28 Wycliffe Grove, Werrington, Peterborough, PE4 5DE

 **NEWTON FOLLOWELL**

4 1 3

Key Features

- Detached Family Home
- FOUR BEDROOMS
- THREE RECEPTION ROOMS & KITCHEN
- Family Bathroom & Downstairs WC
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- Popular Cul-De-Sac Location
- EPC Rating TBC
- Freehold

Guide price £300,000- £325,000





This detached family home offers FOUR BEDROOMS, THREE RECEPTION ROOMS, an ENCLOSED REAR GARDEN with a GARAGE and DRIVEWAY PARKING to the front all whilst being located in a popular cul-de-sac location in Werrington. The accommodation comprises of an entrance hall which grants access to the useful downstairs WC, spacious lounge hosting an electric fireplace, conservatory flexible in it's use boasting rear garden access, dining room across from the lounge hosting ample seating space, kitchen which boasts space and plumbing for an oven, washing machine, dishwasher and fridge/freezer as well as ample storage and worksurface space, the kitchen also benefits from the utility room granting further rear garden access, whilst upstairs the landing separates the four bedrooms and family bathroom which offers a three-piece white suite with a shower over the bath.

Outside the property boasts driveway parking situated in front of the garage, with the garage offering a brand new electrically operated door and internal electrics with gated access leading into the enclosed rear garden hosting patio seating space, lawn and shed storage.

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station, which offers a direct train line into London Kings Cross in under an hour. Werrington offers a local bus route, as well as a wealth of amenities to include Werrington shopping centre hosting a selection of local shops and cafe, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, petrol stations, various pubs such as The Dragon and the Three Horseshoes, The Cherry House restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School. The Werrington Leisure Centre offers a range of sports and fitness facilities including a sports hall, squash courts, tennis courts, football pitches and fitness classes, whilst Bannatyne's Health Club and Spa provides further fitness classes, a gym and spa facilities

Entrance Hall

WC

Lounge 5.32m x 4.76m (17'6" x 15'7")

Conservatory 2.81m x 3.14m (9'2" x 10'4")

Dining Room 2.38m x 3.46m (7'10" x 11'5")

Kitchen 2.36m x 4.37m (7'8" x 14'4")

Landing

Bedroom One 2.54m x 4.41m (8'3'4" x 14'6")

Bedroom Two 2.57m x 3.52m (8'5" x 11'6")

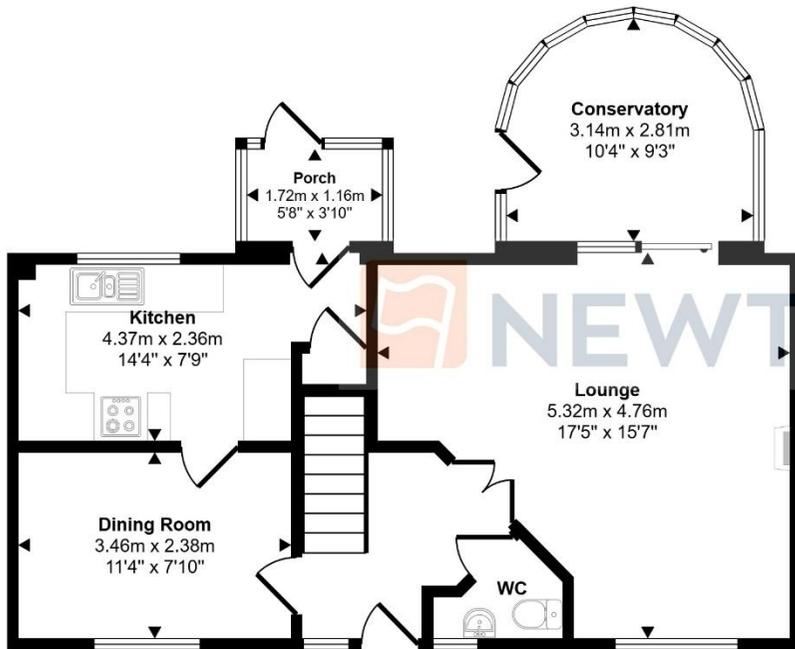
Bedroom Three 1.93m x 3.34m (6'4" x 11'0")

Bedroom Four 2.18m x 2.71m (7'2" x 8'11")

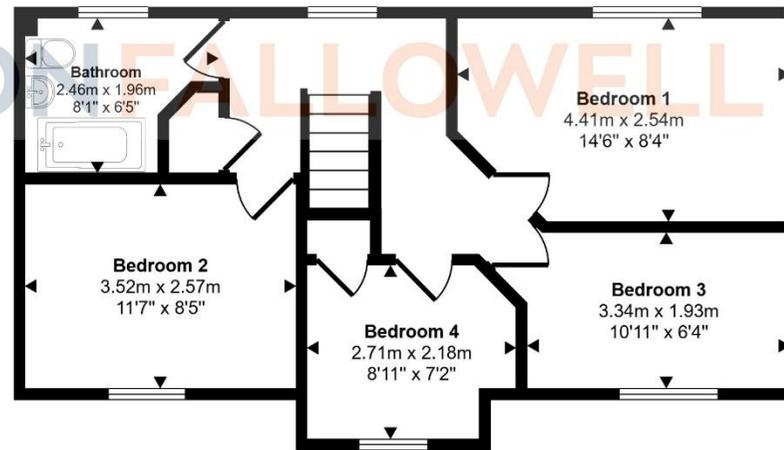
Family Bathroom 1.96m x 2.46m (6'5" x 8'1")

Garage

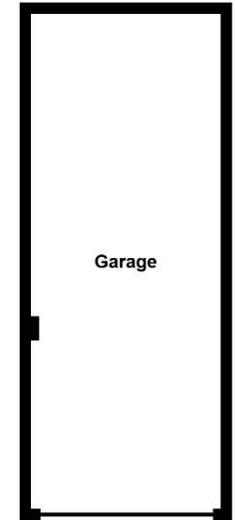
Approx Gross Internal Area
120 sq m / 1287 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft



First Floor
Approx 47 sq m / 510 sq ft



Garage
Approx 15 sq m / 162 sq ft

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.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

01733 511225
peterborough@newtonfallowell.co.uk
11 Skaters Way, Peterborough, PE4 6NB

