

Rosedale

6 HYTHEGATE, WERRINGTON, PETERBOROUGH, PE4 7ZP



£575,000 OFFERS IN THE REGION OF

" EXCEPTIONALLY PRESENTED AND EXTENDED "

- EXTENDED AND BEAUTIFULLY PRESENTED THROUGHOUT
- 4 BEDROOMS (2 WITH EN-SUITES AND 1 WITH A DRESSING AREA)
- NESTLED IN THE CORNER OF A CUL DE SAC
- DOUBLE GARAGE
- MULTIPLE ROOMS DOWNSTAIRS - INCLUDING A SPACIOUS LIVING ROOM, KITCHEN/DINER AND 2 FURTHER ROOMS CURRENTLY USED AS A SALON AND OFFICE
- PARKING FOR MULTIPLE CARS
- WERRINGTON
- BIFOLD DOORS, SKYLIGHTS AND OPEN PLAN LIVING!
- MUST BE VIEWED
- COUNCIL TAX BAND - E // EPC RATING - C



PROPERTY HIGHLIGHTS

A stunning detached family home in the sought-after area of Werrington, offering spacious and versatile living over two floors, combining traditional charm with modern comforts. With four generously sized bedrooms, two with en-suites, open plan living and additional downstairs rooms, this property is ideal for growing families or those who appreciate ample space and high-quality finishes throughout.

The heart of the home is the fantastic kitchen/living area, extended to incorporate a high specification range of cabinets, integrated appliances, bifold doors and skylights, combining functionality with modern design. This space opens seamlessly into a dining area, perfect for family meals or entertaining. There is also a spacious separate living room, 2 further rooms, one which is currently used as a salon, and one currently used as an office, offering the perfect potential to adapt into a potential annexe or just to run a business from home.

Upstairs, the accommodation continues to impress, featuring four well-proportioned bedrooms. Bedroom one and two both with en-suites and a dressing area to bedroom two. There is also a family bathroom.

The front driveway provide convenient off-road parking for multiple vehicles. With its extended accommodation, tasteful upgrades, and convenient location, this bespoke family home must be viewed.

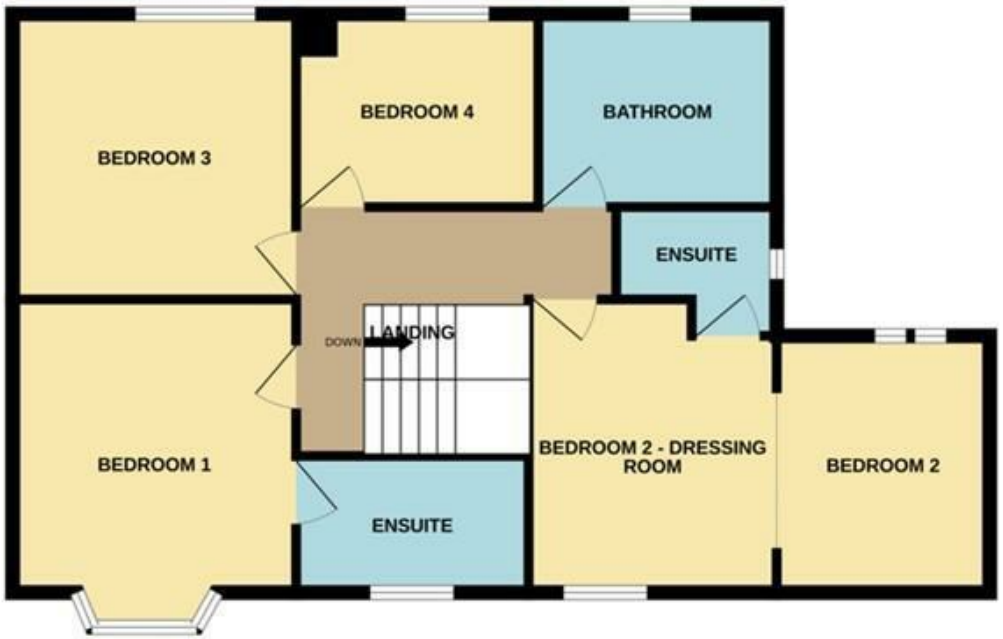
4 Bedrooms 3 Bathroom 2 Reception








KITCHEN/DINER
UTILITY AREA
OFFICE
OFFICE
LIVING ROOM
UP
ENTRANCE HALL
DOUBLE GARAGE
WC


BEDROOM 3
BEDROOM 4
BATHROOM
ENSUITE
DOWN
LANDING
BEDROOM 1
ENSUITE
BEDROOM 2 - DRESSING ROOM
BEDROOM 2







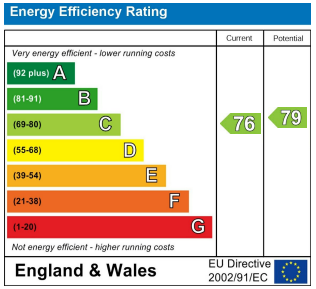


SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** E

For the **MATERIAL INFORMATION REPORT** on this property select the link - 30088146

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

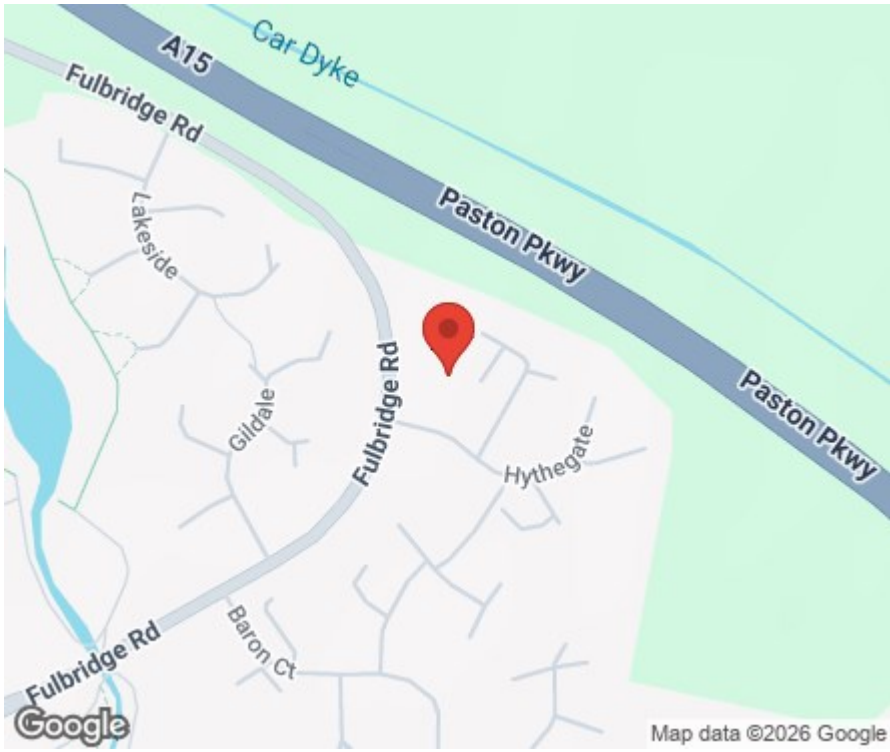
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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