



28 Hazel Croft, Werrington

In Excess of £240,000

 **NEWTON FALLOWELL**

28 Hazel Croft

Werrington, Peterborough

This well-presented THREE BEDROOM DETACHED FAMILY HOME is situated in a popular cul-de-sac location in Werrington, offering DRIVEWAY PARKING, SPACIOUS REAR GARDEN and ample living space. Upon entering the property, you are welcomed into the entrance hallway that provides access to the lounge which boasts a large window and patio doors offering an outlook and access to the rear garden, the open kitchen diner is fitted with a range of modern wall and base units, integrated appliances (including oven, hob, and extractor), and ample space for a family dining table. Upstairs, the property benefits from three well-sized bedrooms accompanied by the family bathroom offering a three-piece white-suite. Outside the property also boasts DRIVEWAY PARKING to the front and to the rear a spacious garden with both lawn and patio seating space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Entrance Hall

Lounge

17' 11" x 9' 5" (5.45m x 2.87m)

Dining Room

9' 6" x 8' 10" (2.90m x 2.68m)

Kitchen

9' 1" x 8' 0" (2.78m x 2.45m)

Landing

Bedroom 1

11' 3" x 10' 0" (3.42m x 3.05m)

Bedroom 2

10' 10" x 9' 8" (3.30m x 2.94m)

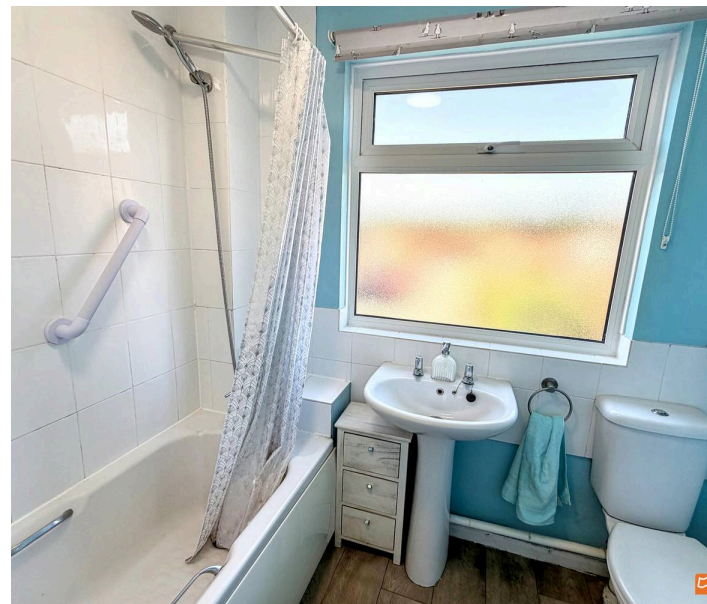
Accompanied by fitted wardrobes

Bedroom 3

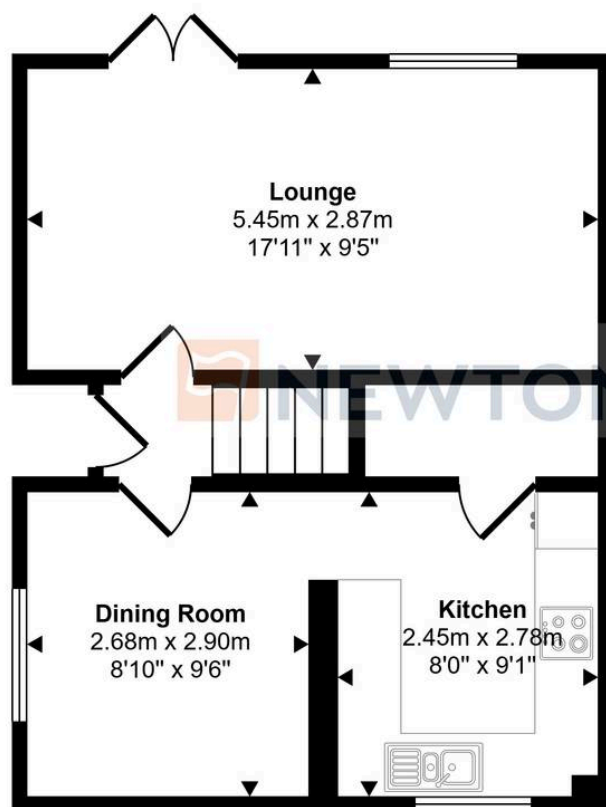
7' 7" x 6' 9" (2.31m x 2.05m)

Bathroom

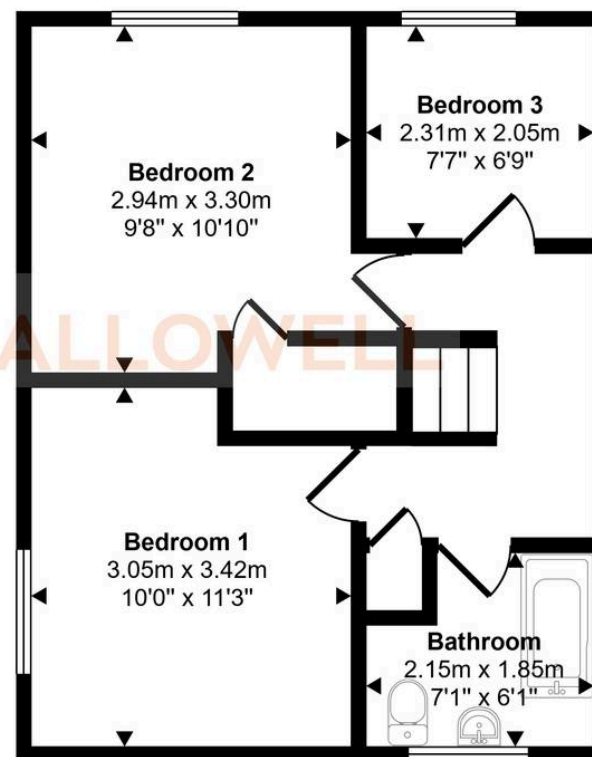
7' 1" x 6' 1" (2.15m x 1.85m)



Approx Gross Internal Area
74 sq m / 792 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 37 sq m / 399 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.

Newton Fallowell - Peterborough

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