

49 THE GREEN, WERRINGTON, PETERBOROUGH, PE4 6RT



£620,000 OFFERS IN THE REGION OF *"Two storey annexe features with this unique family home"*

- BESPOKE FAMILY HOME WITH FEATURE OPEN PLAN LIVING
- TWO STOREY ANNEXE WITH OWN ENTRANCE
- THREE BATHROOMS
- LOCATED IN THE HEART OF WERRINGTON
- PRIVATE DRIVEWAY
- FRONT WITH AMPLE PARKING, COURTYARD, AND REAR GARDEN SPACE
- THREE OUTDOOR SPACES
- CONTEMPORARY INTERIOR
- EPC ENERGY RATING - D/ COUNCIL TAX BAND - E
- VIEWING IS HIGHLY RECOMMENDED



PROPERTY HIGHLIGHTS

Located down a private drive, this sensational and unique home must be viewed to be appreciated. With ample parking to the front, a courtyard in the middle, and a low maintenance rear garden.

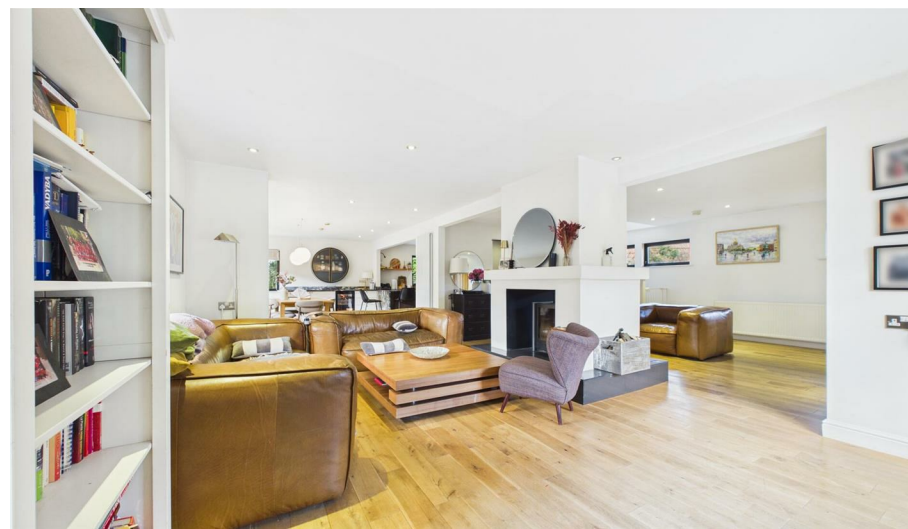
The home itself comprises of a fantastic open plan space with a log burner in the middle, kitchen with marble work tops, dining area and utility room - the perfect family space.

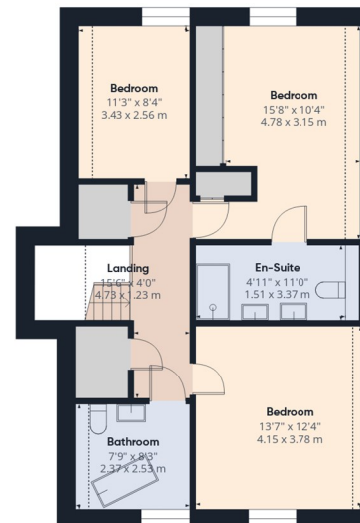
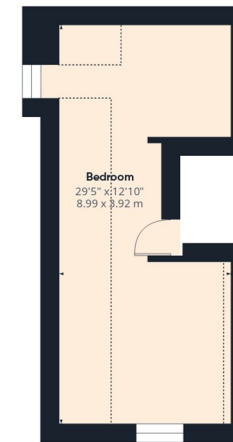
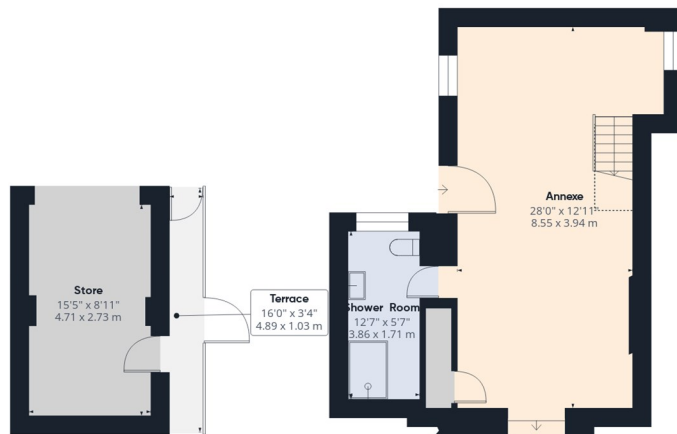
You will also find a spacious orangery, 3 bedrooms with an en-suite to bedroom one, family bathroom, and a 2 storey annexe with it's own entrance, shower room and bedroom space.

This home is an opportunity to be in the heart of Werrington Village, and isn't one to be missed.

AGENTS NOTE: The property has solar panels with full details held in branch.

🛏 4 Bedrooms 🚿 3 Bathroom 🪑 1 Reception





Floor 1

Floor 0

Approximate total area⁽¹⁾

3003 ft²
278.8 m²

Balconies and terraces

364 ft²
33.8 m²

Reduced headroom

187 ft²
17.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

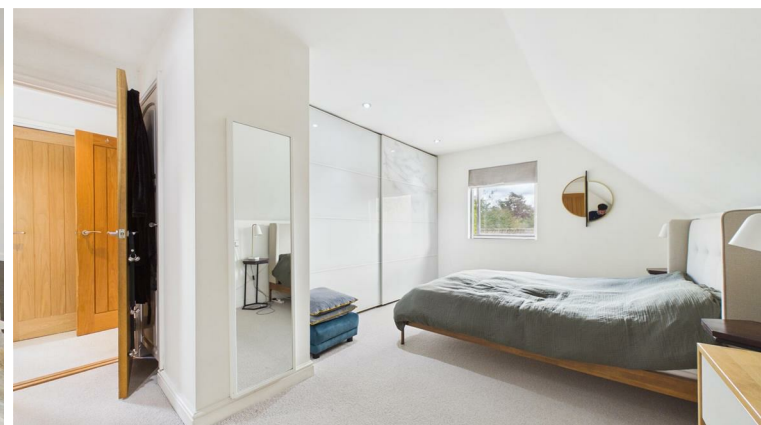
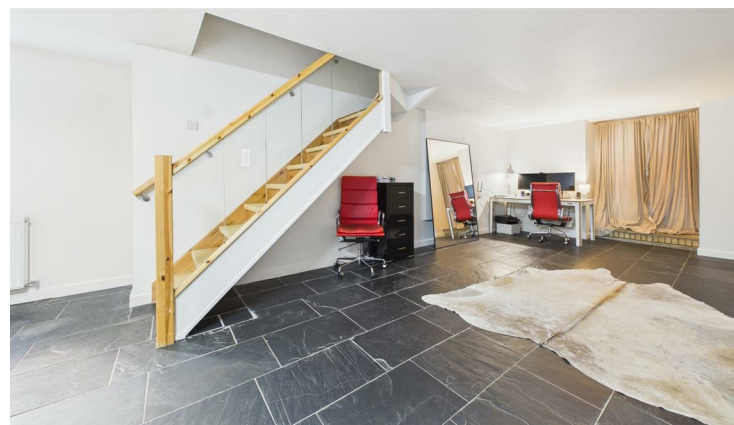
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SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29038432

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

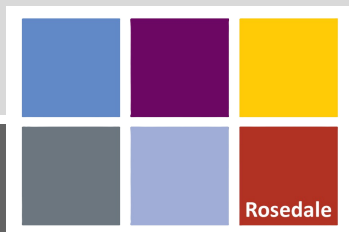
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

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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