



25 Ploverly, Werrington, Peterborough
£225,000

 **NEWTON FALLOWELL**

25 Ploverly

Werrington, Peterborough

This semi-detached home has been refurbished by the current owners within the last couple of years to include NEW KITCHEN, SHOWER ROOM, DOWNSTAIRS WC & BOILER. The accommodation comprises of an entrance hall, contemporary downstairs WC, modern kitchen diner, spacious lounge, with THREE WELL BALANCED BEDROOMS upstairs alongside a contemporary shower room. Outside there is superb front aspect overlooking a green and parking, with a SOUTH-WEST FACING GARDEN to the rear.

Upon entering the home the entrance hall provides access to all of the ground floor accommodation, including a door to the useful and contemporary downstairs WC, boasting a two-piece white suite. The next door along the hallway leads to the kitchen diner, hosting an abundance of work surface and cupboard storage, space and plumbing for appliances such as washing machine, tumble dryer, fridge freezer and integrated oven, as well as providing space to dine. To the rear is the spacious lounge, overlooking and providing access to the rear garden via a rear lobby. Upstairs the first floor landing separates three well-balanced bedrooms and the shower room, which boasts a contemporary three-piece white suite with walk-in shower.

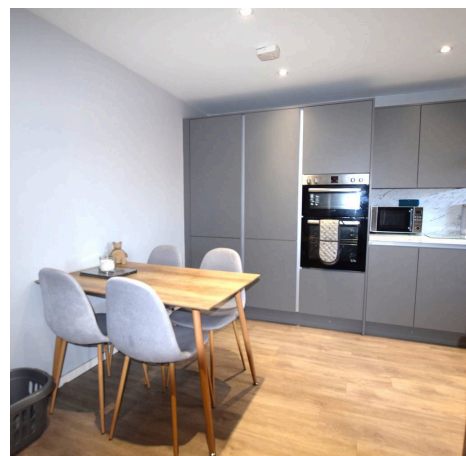
The property sits within walking distance to amenities and local schooling, sitting in a cul-de-sac position and overlooking a green to the front aspect. There is parking available to the front and a garden found to the rear, with the garden being south-west facing and fully enclosed, benefiting from lawn and patio seating.

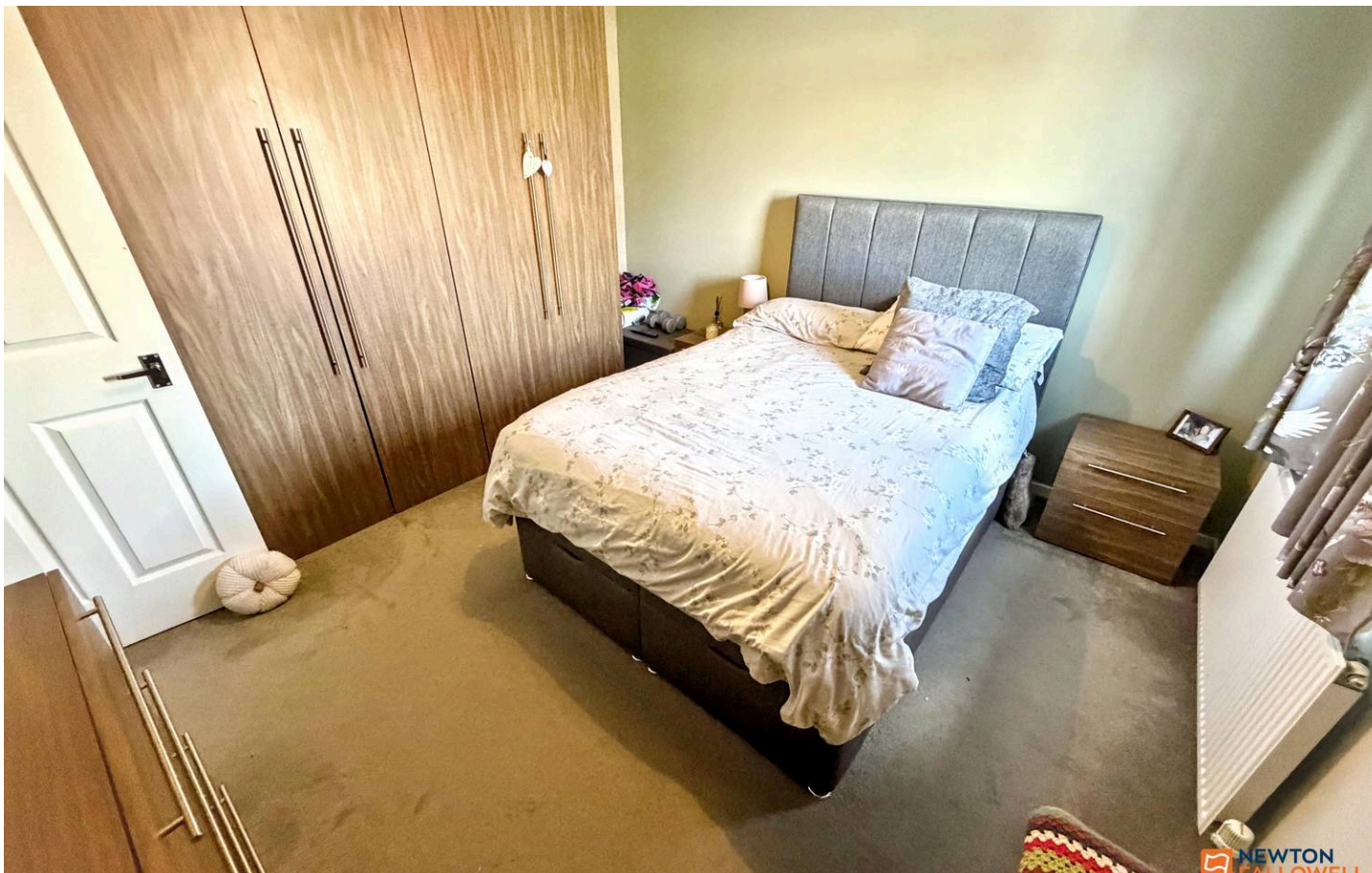
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

WC

Kitchen Diner

15' 6" x 6' 0" (4.72m x 1.83m)

Lounge

11' 0" x 17' 6" (3.35m x 5.33m)

Rear Lobby

Landing

Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom Two

14' 6" x 11' 6" (4.42m x 3.51m)

Bedroom Three

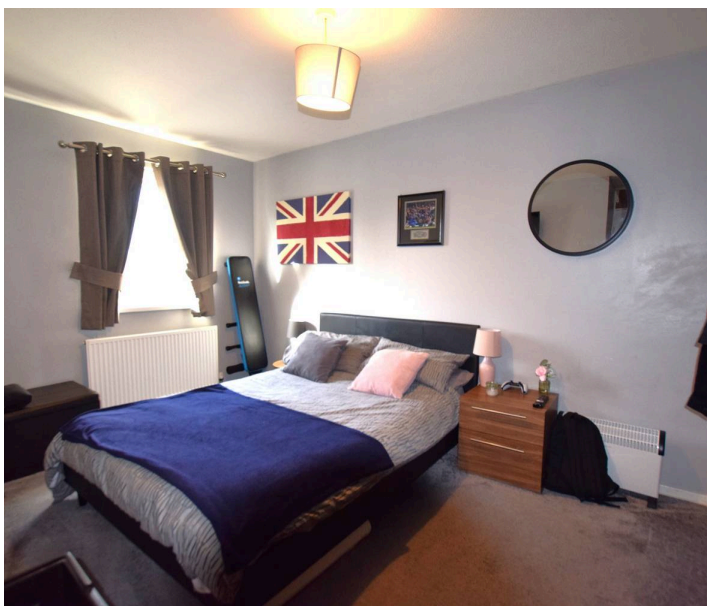
9' 0" x 8' 6" (2.74m x 2.59m)

Shower Room

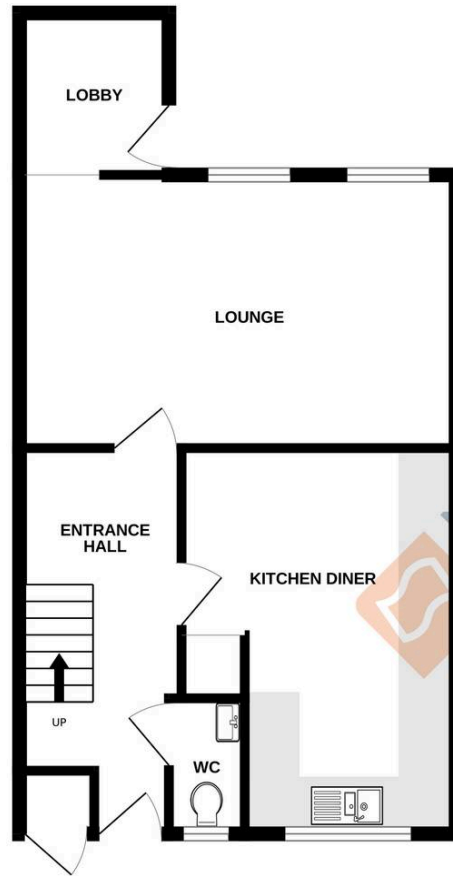
5' 6" x 6' 0" (1.68m x 1.83m)

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.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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