



83 Aster Drive, Werrington, Peterborough
£300,000

 **NEWTON FALLOWELL**

83 Aster Drive

Werrington, Peterborough

A superbly positioned detached chalet house on a CORNER PLOT offering FLEXIBLE ACCOMMODATION with TWO/THREE BEDROOMS, ONE/TWO RECEPTION ROOMS with a GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The home opens into a welcoming hallway that leads to a spacious lounge (currently arranged as the main reception room), featuring ample seating space and leads into the dining room providing further seating space/dining area, the kitchen is fitted with a range of contemporary units, space and plumbing for appliances, and generous worktop space with the second reception/ third bedroom offering flexibility in it's use. Upstairs, the property boasts two generously sized bedrooms which are accompanied by the recently refurbished family bathroom comprising of a three-piece white suite with a shower over the bath. To the side aspect of the home you will find the driveway parking situated in front of the single garage offering parking for multiple vehicles, the property sits on a corner plot offering an extensive and enclosed rear and side garden with further lawn to the front and side aspect.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Entrance Hall

Lounge

21' 6" x 12' 0" (6.55m x 3.66m)

Dining room

8' 0" x 7' 0" (2.44m x 2.14m)

Kitchen

12' 0" x 10' 0" (3.65m x 3.04m)

Bedroom 3/Study

10' 0" x 9' 6" (3.04m x 2.90m)

Landing

Bedroom 1

13' 0" x 12' 0" (3.95m x 3.66m)

Bedroom 2

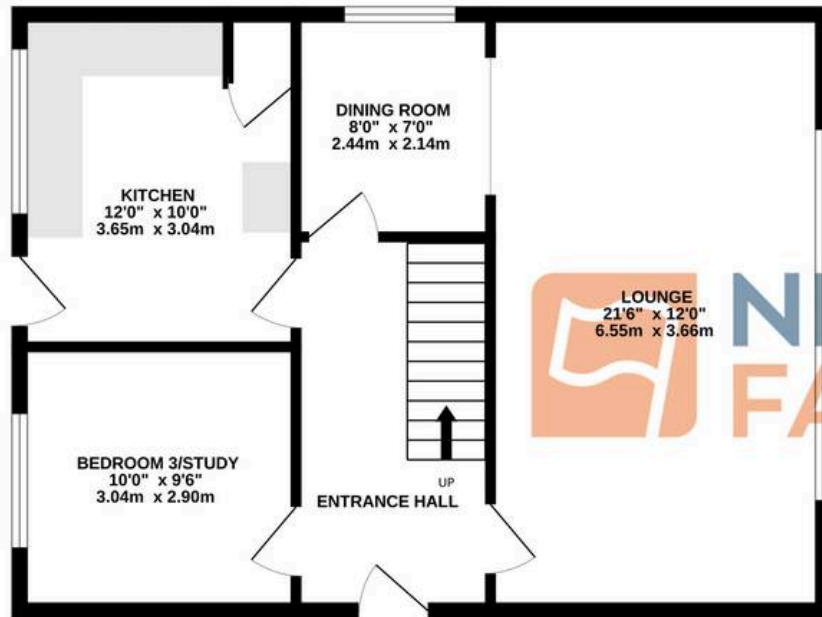
12' 0" x 12' 0" (3.66m x 3.65m)

Bathroom

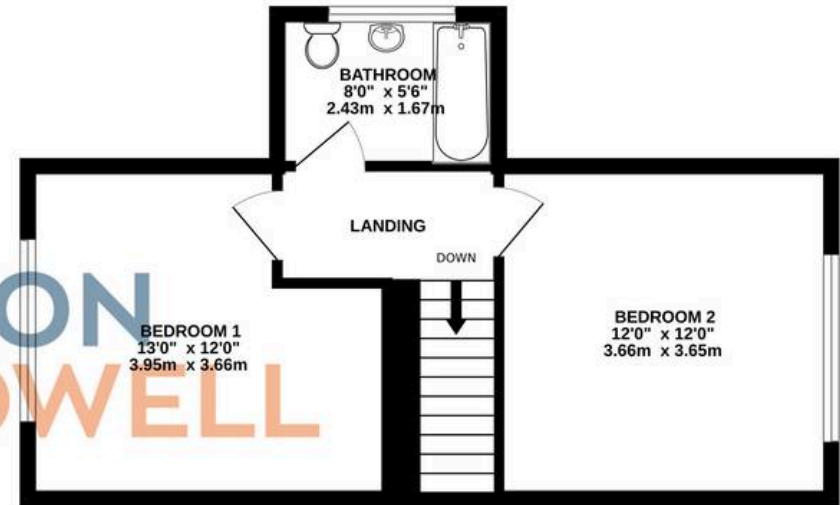
8' 0" x 5' 6" (2.43m x 1.67m)



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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Newton Fallowell - Peterborough

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