



DAVIDS CLOSE, WERRINGTON, PE4 5AN
OFFERS IN EXCESS OF £445,000 FREEHOLD

An extended and much improved detached family home, superbly located toward the end of a popular enclave, with generous front gardens. four bedrooms and three reception rooms, refitted bath and shower room, double garage and attractive rear gardens ideal for entertaining. Sold with no chain.

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ACCOMMODATION

A wonderful position along a popular no through road, a wide frontage with lovely long lawn stretching toward the attractive frontage, crossing the double width driveway you approach the UPVC entrance door opening through to:

ENTRANCE PORCH

With glazed door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with side stairs to the first-floor accommodation, wood effect flooring, radiator, power points and ceiling spotlights

CLOAKROOM

With frosted window to the front aspect, comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, chrome heated towel rail and tiled flooring.

SITTING ROOM

15'2 x 16'7 a generous and square sitting room, cleverly extended to enhance the living space with double glazed bay window to the rear aspect, contemporary limestone fireplace with gas fire inset, vertical radiator, bespoke recessed alcoves, ceiling spotlights, power points and TV point.

HOME OFFICE/SNUG

10'6 x 6'5 a versatile space, a home office or current snug with UPVC window to the front aspect, vertical radiator, bespoke secret storage cupboard and feature panelled wall, power points and TV point.

KITCHEN

13'6 (opening to 31'3) x 9'8 a stunning room with an open plan flow through to the extended dining room, UPVC windows to the front and side aspects and comprising a range of modern base and eye level storage units incorporating solid wood work surface with 1 ¼ sink and mixer tap over, integrated double oven and warming draw, integrated five ring gas hob with stainless steel extractor fan over, integrated fridge and freezer, integrated dishwasher, plumbing and space for washing machine, bespoke breakfast bar, concealed wall mounted boiler (replaced in 2024) integrated bin and concealed integrated ironing board, ceiling spotlights and power points.

DINING ROOM

16'7 x 9'8 a cleverly extended room with UPVC French doors opening onto the attractive rear gardens, dual vertical radiators, power points and wall lights.

LANDING

A light landing with UPVC window to the front aspect, recessed airing cupboard and loft access with ladder.

BEDROOM

11'1 (max) x 10'4 (max) with UPVC window to the front aspect, built in double wardrobe with hanging rails, radiator, power points and ceiling spotlights.

BEDROOM

8'8 x 6'7 with UPVC window to the front aspect, radiator and power points.

BATHROOM

With frosted UPVC window to the side aspect, comprising a refitted three-piece suite, low

level WC, oval wash hand basin set on bespoke vanity table and tiled panel bath with rain shower over, tiled splashbacks chrome heated towel rail and ceiling spotlights.

BEDROOM

8'2 x 9'4 (min) 11'1 (max) with UPVC window to the rear aspect, radiator and power points.

PRINCIPAL BEDROOM

10'8 x 11'2 currently being refurbished, with UPVC window to the rear aspect, recessed twin double wardrobes with hanging rails, radiator, power points and TV point.

EN SUITE

With frosted UPVC window to the rear aspect, currently being refitted with a quality modern three-piece suite, low level WC, was hand basin and walk in shower, tiled splashbacks and ceiling spotlights.

OUTSIDE

A fantastic location set back from the roadway with large open frontage, laid to lawn with a selection of attractive trees and shrubs, block paved driveway leading to a detached DOUBLE GARAGE with up and over door, half being used for storage with timber stairs to further storage room above and a sectioned OFFICE 7'2 x 7'11 area. Gated side access leads to the rear gardens, enclosed by fencing and brick wall, with extended patio seating, shaped lawns and gravel beds with well stocked shrub borders and second rear patio seating area with gazebo and timber shed with power and light connected.



GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1699 sq.ft. (157.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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