



95 Aster Drive, Werrington, Peterborough, PE4 7RY

 **NEWTON FALLOWELL**

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## Key Features

- Detached Chalet Bungalow
- TWO/THREE BEDROOMS
- ONE/TWO RECEPTION ROOMS
- Kitchen & Downstairs Shower Room
- SOUTH-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- NO ONWARD CHAIN
- EPC Rating F
- Freehold

£290,000





This detached chalet bungalow offers TWO/THREE BEDROOMS as well as ONE/TWO RECEPTION ROOMS and hosts a GARAGE, DRIVEWAY PARKING FOR MULTIPLE VEHICLES and SOUTH-FACING REAR GARDEN all whilst being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall granting access to the ground accommodation to include a spacious lounge benefiting from outlooks of both the front and rear garden, kitchen which hosts space and plumbing for a dishwasher, washing machine, oven and fridge freezer as well as rear garden access, contemporary family bathroom comprising of a three-piece white suite with a walk in shower located next to the study/downstairs bedroom being flexible in it's use, whilst upstairs the landing separates the remaining two double bedrooms with one of the bedrooms boasting built-in wardrobes.

Outside to the front and side aspect the property offers lawn, driveway parking for multiple vehicles and a garage, whilst to the rear you will find the south-facing rear garden which hosts patio seating space and lawn.

#### 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.

Entrance Hall

Lounge Diner 6.75m x 3.61m (22'1" x 11'10")

Kitchen 2.48m x 4.24m (8'1" x 13'11")

Bedroom Three/Study 2.38m x 2.4m (7'10" x 7'11")

Shower Room 2.34m x 1.68m (7'8" x 5'6")

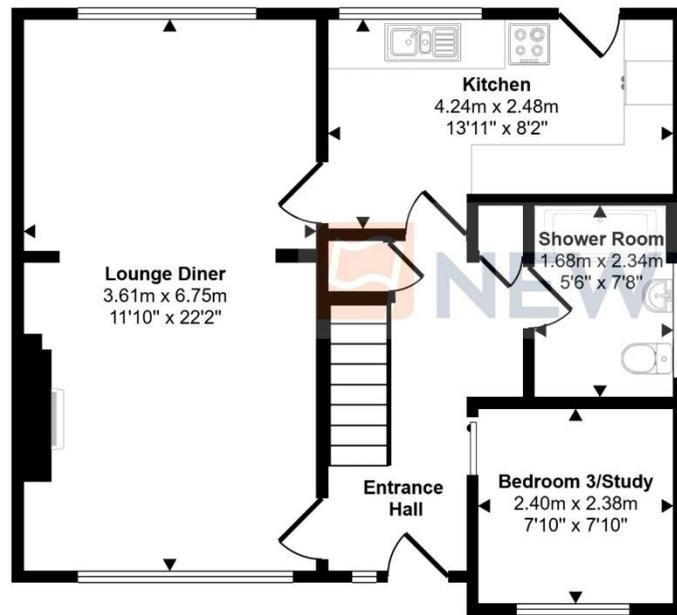
Landing

Bedroom One 4.35m x 3.15m (14'4" x 10'4")

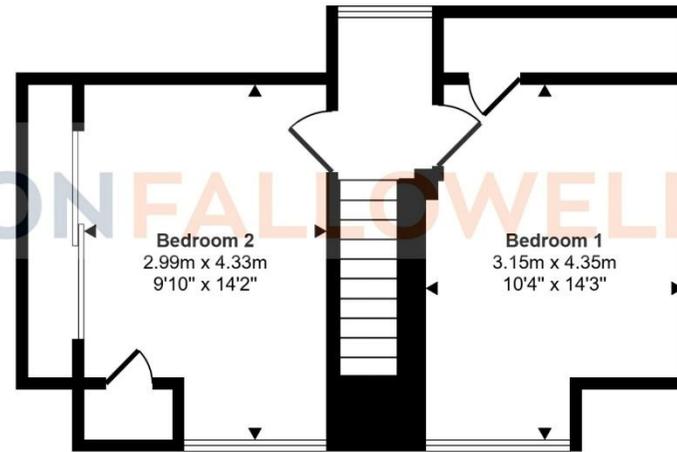
Bedroom Two 4.33m x 2.99m (14'2" x 9'10")

Garage 5.52m x 2.58m (18'1" x 8'6")

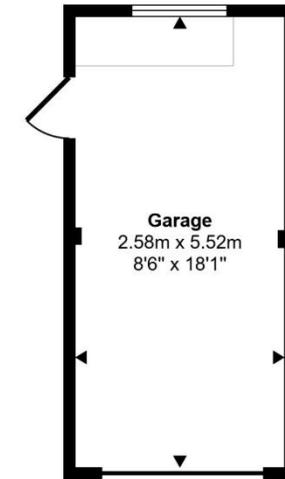
Approx Gross Internal Area  
105 sq m / 1134 sq ft



Ground Floor  
Approx 55 sq m / 592 sq ft



First Floor  
Approx 36 sq m / 388 sq ft



Garage  
Approx 14 sq m / 153 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.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.