

For Sale

4 Bedrooms Detached

Werrington Mews, Werrington, PE4 6GJ

Ideal family home situated in a prime location of Church Street in Werrington Village, consist of, study, lounge, beautifully designed kitchen with central island with built-in wine rack/cooler, complementary work surface, stunning conservatory ideal for family gathering overlooking sunny garden, four bedrooms, En-Suite to Master bedroom and a family bathroom. Enclosed rear garden, well presented patio area. Integral double garage and ample parking to front. Cul-De-Sac location. Viewing is highly recommended.



Double Glazed * Fitted Kitchen * Guest Cloakroom * French Windows *
Conservatory * Gas Central Heating * Rear Garden * Driveway * Double
Garage * En-suite Bathroom * Fantastic location * Excellent Condition

Asking price of £550,000 freehold

Homesabout Estate Agents & Lettings Ltd
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Entrance hall	Tiled flooring. Stairs to landing with storage space under.
Cloakroom	Fitted two-piece suite consists of closed coupled WC and wash hand basin. Tiled flooring. Single radiator. Upvc double glazed window to front.
Study	8'7" x 7'8" (2.62m x 2.34m) Upvc double glazed window to front. Single radiator. Telephone point.
Lounge	18'10" x 10'2" (5.74m x 3.10m) Cosy room, designed in a modern living way with warm colours, wall mounted Tv point, tiled flooring. Sliding patio door to:
Conservatory	20'8" x 7'8" (6.30m x 2.34m) Brick built and Upvc constructions, sky light window to ceiling. Tiled flooring. Television point. Double doors to garden.
Kitchen	21'4" x 13'4" (6.50m x 4.06m) Re-fitted in grey, consist of wall and base units, complementary work surface. Central island, built-in wine cooler under, induction hob. Integral Fridge/freezer and dishwasher. Eye level double oven, one and a quarter drainer, mixer taps over. Upvc double glazed window to rear. Tiled flooring. Archway to Conservatory.
Landing	Glazed panel to side aspect. Access to loft. Single radiator.
Master bedroom	13'3" x 10'4" (4.04m x 3.15m) Dormer window to rear. Single radiator. Door to:
Shower En-Suite	Fitted three-piece suite consist of corner shower cubicle, glass enclosure. Closed coupled WC and vanity unit. Heated towel rail. Velux window to front. Tiled flooring.
Bedroom two	13'8" x 11'8" (4.17m x 3.56m) Dormer window to rear. Single radiator. Built-in double wardrobe with sliding doors.
Bedroom three	10'0" x 10'8" (3.05m x 3.25m) Dormer window to rear. Single radiator.
Bedroom four	10'5" x 9'3" (3.18m x 2.82m) Dormer window to front. Built-in wardrobe space. Single radiator.
Family bathroom	Very well created having the panel bath to side with shower screen, curving left to left side with wash hand basin and closed coupled WC. Heated towel rail. Tiled flooring. Velux window to rear.
Outside	
Rear garden	Enclosed with fence panels, mainly laid to lawn. Raised decking. Paved patio area, shrubs and flower beds. Outside tap. Iron gate to front.
Front	Mainly block paved giving ample parking leads to:
Integral double garage	
Agent notes	The property is a private Cul-De-Sac, the location is rare in Werrington Village. Viewing is highly recommended.



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD
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