



Home Pasture, Werrington PE4 5AY

£250,000



*** EXTENDED WITH VELUX WINDOWS *** " Extended to feature a dining area or additional reception room with velux windows, and a additional store, this 3 bedroom detached home awaits it's new owner. Featuring a porch, living room, kitchen, dining room, store, 3 bedrooms and a family bathroom. EPC Energy Rating - C/Council Tax Band - B".

PORCH

Door to front, window to side and door to:-

LOUNGE

17' 7" x 13' 2" (max) (5.36m x 4.01m) (approx) Door to front, UPVC double glazed window to front, radiator and stairs to first floor.

KITCHEN

17' 7" x 9' 1" (5.36m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, Integrated double oven, hob with extractor fan over, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer and radiator. UPVC double glazed window to rear, French doors to rear.

DINING ROOM

15' 5" x 7' 0" (4.70m x 2.13m) (approx) French Door to rear, Two velux windows. Door to store room.

STORE ROOM

7' 0" x 6' 6" (2.13m x 1.98m) (approx) door to front.

FIRST FLOOR LANDING

Loft access and radiator.

BEDROOM 1

12' 1"(max) x 9' 9"(min) (3.68m x 2.97m) 11' 8" (max) x 9' 8"(min) (3.56m x 2.95m) (approx) UPVC double glazed window to front.

BEDROOM 2

10' 5" (min) x 12' 0"(max) (3.17m x 3.66m) 10' 4" (max) x 9' 1" (min) (3.15m x 2.77m) (approx) UPVC double glazed window to rear and overstairs cupboard.

BEDROOM 3

7' 5" x 6' 8" (2.26m x 2.03m) (approx) UPVC double glazed window to front.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle and cupboard. UPVC double glazed window to rear.

OUTSIDE

The front of the property has two parking spaces. The rear of the property is mainly laid to lawn.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The property has solar panels which are owned full details held in branch.

