



Rosedale
PROPERTY AGENTS

'Making your move easier'



Lakeside, Werrington PE4 6QZ

£425,000



*** PERFECT FAMILY HOME NESTLED IN A CUL DE SAC LOCATION *** " Guide price £425,000 - £450,000. Located within an easily walk through to Cuckoos Hollow, this 4 bedroom detached home in Werrington is the ideal family home. Featuring an entrance hall, living room, garden room, kitchen, dining room, utility room, WC, 4 bedrooms with an en-suite to bedroom one, bathroom, garage and parking! Council Tax Band - D / EPC RATING - C "

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ENTRANCE
 12' 0" (max) (3.66m) 9' 8" (min) x 9' 3" (max) (2.95m x 2.82m) 6' 0" (min) (1.83m)
 (approx) Door to front, window to front, radiator and stairs to first floor.

KITCHEN
 13' 4" x 8' 7" (4.06m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated double oven and hob, space for freestanding fridge / freezer, cupboard and radiator. Window to rear and French doors to dining room.

UTILITY
 4' 9" x 5' 7" (1.45m x 1.70m) (approx) Door to side and window to front. Fitted with a range of base and eye level units with work surfaces over, space for washing machine, space for dryer and radiator.

DINING ROOM
 11' 8" (max) (3.56m) 9' 5" (min) x 10' 1" (2.87m x 3.07m) (approx) French doors to rear and radiator.

LIVING ROOM
 9' 6" (min) (2.90m) 11' 7" (max) x 18' 0" (3.53m x 5.49m) (approx) Window to front, two windows to rear and two radiators. Door to:

SUMMER ROOM
 14' 7" x 11' 8" (4.45m x 3.56m) (approx) Sliding door to rear, window to side and rear.

W/C
 2' 4" x 4' 9" (0.71m x 1.45m) (approx) Low level W/C , wash hand basin, window to front and radiator.

FIRST FLOOR
 Window to front and airing cupboard.

BEDROOM ONE
 12' 4" x 11' 4" (3.76m x 3.45m) (approx) Window to rear and radiator.

EN-SUITE
 5' 6" x 5' 8" (1.68m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to side and heated towel rail.

BEDROOM TWO
 12' 1" (max) (3.68m) 10' 5" (min) x 11' 7" (3.17m x 3.53m) (approx) Window to rear and radiator

BEDROOM THREE
 9' 1" x 7' 7" (2.77m x 2.31m) (approx) Window to rear and radiator.

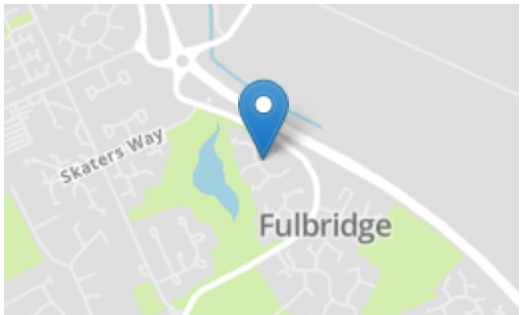
BEDROOM FOUR
 7' 8" x 6' 5" (2.34m x 1.96m) (approx) Window to front and radiator.

BATHROOM
 5' 8" x 7' 2" (1.73m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin and bath with shower over. Window to front and heated towel rail.

GARAGE
 15' 1" x 17' 6" (4.60m x 5.33m) (approx) Windows to rear and side, door to side and electric door to front.

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 solar panels have been purchased by the current owner and will remain at the property.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

