



**10 Canterbury Road, Werrington PE4 6PE**

**£400,000**



\*\*\* EXTENDED FAMILY HOME IN THE HEART OF WERRINGTON \*\*\* " Guide price £400,000 - £425,000. Beautifully presented throughout and extended, this 4 bedroom property is ready to move straight into. With spacious accommodation throughout, this home has been renovated to a high standard throughout with quartz kitchen worktops, a log burner and modern bathroom. In brief, the home comprises of an entrance hall, WC, living room, kitchen/diner, family room, 4 bedrooms, bathroom, garage and a spacious garden. Viewings highly recommended to appreciate the location and condition of this home. EPC Energy Rating - D/ Council Tax Band - D".



## ENTRANCE

Door to front, three windows to side, radiator, cupboard and stairs to first floor.

## CLOAKROOM

3' 9" x 4' 5" (1.14m x 1.35m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. Window to front, window to side.

## LIVING ROOM

13' 3" x 15' 2" (4.04m x 4.62m) (approx) UPVC double glazed window to front, radiator and log burner.

## KITCHEN / DINER

8' 8" x 24' 0" (2.64m x 7.32m) (approx) Fitted with a range of base and eye level units with Quartz work surface over, sink unit with mixer tap over, space for a cooker, integrated dishwasher, plumbing for a washing machine, integrated fridge/ freezer, boiler enclosed in cupboard and radiator. Window to side, window to rear and door to side.

## FAMILY ROOM

8' 7" x 12' 0" (2.62m x 3.66m) (approx) Two window to rear and French doors to rear.

## FIRST FLOOR

Window to side.

## BEDROOM 1

10' 2" x 12' 1" (into wardrobe)(3.10m x 3.68m) (approx) Window to front, built in wardrobe and radiator.

## BEDROOM 2

9' 1" x 12' 3" (2.77m x 3.73m) (approx) Window to rear and radiator.

## BEDROOM 3

7' 9" x 10' 2" (2.36m x 3.10m) (approx) Window to front, cupboard and radiator.

## BEDROOM 4

8' 2" x 8' 7" (2.49m x 2.62m) (approx) Window to rear and radiator.

## BATHROOM

5' 5" (max) x 9' 0" (1.65m x 2.74m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.

## OUTSIDE

The rear of the property has fencing, laid to lawn, paved patio area and borders with mature shrubs.

## GARAGE

A single garage.

## 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.

