



**Hythegate, Werrington PE4 7ZP**

**£595,000**



\*\*\* EXTENDED AND HIGH SPECIFICATION THROUGHOUT \*\*\* A stunning detached family home in the sought-after area of Werrington, offering spacious and versatile living over two floors, combining traditional charm with modern comforts. With four generously sized bedrooms, two with en-suites, open plan living and additional downstairs rooms, this property is ideal for growing families or those who appreciate ample space and high-quality finishes throughout.

The heart of the home is the fantastic kitchen/living area, extended to incorporate a high specification range of cabinets, integrated appliances, bifold doors and skylights, combining functionality with modern design. This space opens seamlessly into a dining area, perfect for family meals or entertaining. There is also a spacious separate living room, 2 further rooms, one which is currently used as a salon, and one currently used as an office, offering the perfect potential to adapt into a potential annexe or just to run a business from home.

Upstairs, the accommodation continues to impress, featuring four well-proportioned bedrooms. Bedroom one and two both with en-suites and a dressing area to bedroom two. There is also a family bathroom.

### ENTRANCE HALL

4' 3" (min) (1.30m) 10' 2" (max) x 15' 2" (3.10m x 4.62m) (approx) Door to front, radiator and stairs to first floor.

### KITCHEN / DINER

9' 9" (min) (2.97m) 21' 4" (max) x 22' 2" (max) (6.50m x 6.76m) (approx) Fitted with a range of base and eye level units with marble work tops over, integrated coffee machine, integrated oven, integrated steam oven, integrated microwave oven, sink unit with mixer tap over, space for freestanding fridge / freezer, integrated dishwasher, integrated wine cooler, and breakfast bar. Window to rear, bifold door to rear, radiator and bifold door to:

### LIVING ROOM

10' 7" (min) (3.23m) 12' 0" (max) x 22' 4" (3.66m x 6.81m) (approx) Window to front, window to side, radiator and log burner.

### UTILITY

10' 4" x 5' 9" (3.15m x 1.75m) (approx) Fitted with base units with marble work tops over, space for washing machine and space for tumble dryer. Window to rear.

### ROOM (CURRENTLY USED AS A SALON)

10' 1" x 10' 3" (3.07m x 3.12m) (approx) Fitted with base units and a two piece suite comprising wash hand basin and shower cubicle. Window to rear and door to side.

### ROOM (CURRENTLY USED AS AN OFFICE)

6' 8" (min) (2.03m) 8' 4" (max) x 16' 0" (2.54m x 4.88m) (approx) Window to side, skylight and cupboard.

### WC

2' 9" x 8' 8" (0.84m x 2.64m) (approx) Fitted with a two piece suite comprising low level WC and wash hand basin. Window to front and heated towel rail.

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 5" (min) (3.48m) 13' 1" (into bay) x 11' 2" (3.99m x 3.40m) (approx) Bay window to front, radiator and air conditioning unit.

### ENSUITE

9' 2" x 5' 5" (2.79m x 1.65m) (approx) Fitted with a three piece suite comprising low level WC, wash hand basin and shower. Window to front and heated towel rail.

### BEDROOM TWO

8' 3" x 9' 9" (2.51m x 2.97m) (approx) Two velux windows to rear.

### BEDROOM TWO - DRESSING AREA

10' 2" (min) (3.10m) 11' 9" (max) x 9' 4" (3.58m x 2.84m) (approx) Window to front and radiator.

### ENSUITE

2' 9" (min) (0.84m) 6' 1" (max) x 4' 6" (1.85m x 1.37m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to side.

### BEDROOM THREE

11' 2" x 11' 4" (3.40m x 3.45m) (approx) Window to rear.

### BEDROOM FOUR

7' 8" x 10' 0" (2.34m x 3.05m) (approx) Window to rear and radiator.

### BATHROOM

7' 7" x 9' 5" (2.31m x 2.87m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear and heated towel rail.

### DOUBLE GARAGE

17' 7" x 17' 0" (5.36m x 5.18m) (approx) Boiler enclosed.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	79

