

91 Uplands, Werrington PE4 5AF

£340,000

ENTRANCE HALL

9' 9" x 13' 1" (2.97m x 3.99m) (approx) Door to side, stairs and window to side.

LIVING ROOM

10' 0" x 19' 5" (3.05m x 5.92m) (approx) Window to front and French doors to:

LEAN TO

7' 2" x 10' 1" (2.18m x 3.07m) (approx) Windows to sides and French door to rear.

DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m) (approx) Window to rear and serving hatch.

KITCHEN

8' 6" x 13' 5" (2.59m x 4.09m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, gas hob and space for freestanding fridge / freezer. Window to rear, door to side and boiler.

W/C

3' 8" x 5' 7" (1.12m x 1.70m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

UTILITY

4' 5" x 6' 5" (1.35m x 1.96m) (approx) Space for washer, space for dryer and

FIRST FLOOR

Window to front and cupboard.

BEDROOM ONE

10' 8" (max) (3.25m) 8' 3" (min) x 12' 7" (2.51m x 3.84m) (approx) Window to rear.

EN-SUITE

5' 3" x 7' 0" (1.60m x 2.13m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM TWO

9' 8" x 10' 1" (2.95m x 3.07m) (approx) Window to rear.

BEDROOM THREE

9' 4" (max) (2.84m) 6' 6" (min) x 10' 0" (1.98m x 3.05m) (approx) Window to rear.

BEDROOM FOUR

7' 5" (max) x 9' 9" (2.26m x 2.97m) (approx)

BATHROOM

5' 5" x 6' 8" (1.65m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front.

SINGLE GARAGE

OUTSIDE

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.

