



40 Hythegate, Werrington PE4 7ZP

£300,000



*** SPACIOUS WRAP AROUND GARDEN *** " Located in a sought after cul de sac in Werrington, this 4 bedroom semi detached bungalow offers fantastic opportunity for a potential loft conversion with the neighbouring property having already done so, and a window already in place. The bungalow itself features an entrance hall, 4 bedrooms, living room, kitchen, conservatory, a spacious garden and parking. Viewings are highly recommended to appreciate the location and the home itself. EPC Energy Rating - D/Council Tax Band - C "

ENTRANCE

Door to front.

KITCHEN

5' 9" x 8' 9" (1.75m x 2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, hob and wine cooler, plumbing for a washing machine, integrated fridge/ freezer and radiator.

LOUNGE

11' 3" (max) x 8' 9" (min) (3.43m x 2.67m) 14' 6" (4.42m) (approx) (L - Shape) Two windows to rear and radiator

CONSERVATORY

7' 8" x 9' 3" (2.34m x 2.82m) (approx) Door to front, door to rear, UPVC double glazed windows to rear and side.

BEDROOM 1

8' 2" x 11' 8" (2.49m x 3.56m) (approx) Two windows to rear, loft access and radiator.

BEDROOM 2

8' 1" (max) x 11' 1" (max) (2.46m x 3.38m) (approx) Window to front, built in wardrobe and radiator.

BEDROOM 3

7' 6" x 8' 1" (2.29m x 2.46m) (approx) Window to front and radiator.

BEDROOM 4

6' 1" x 8' 1" (1.85m x 2.46m) (approx) Window to front and radiator.

BATHROOM

4' 9" (max)x 8' 7"(max) (1.45m x 2.62m) (approx) (L-Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator.

OUTSIDE

The front of the property has parking.

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+)	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		66	83