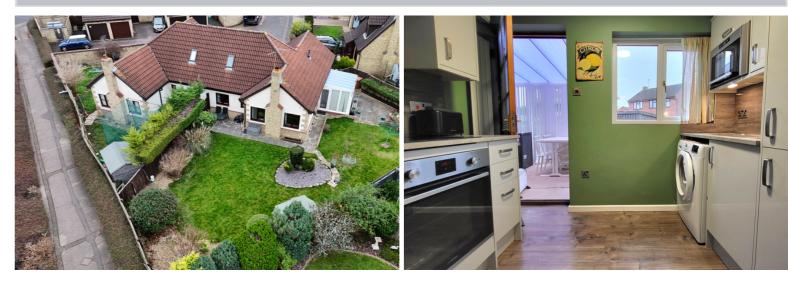








### 40 Hythegate, Werrington PE4 7ZP



\*\*\* 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 ''.

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### **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  $8' 2'' \times 11' 8''$  (2.49m x 3.56m) hob and wine cooler, plumbing loft access and radiator. machine, washing а for integrated fridge/ freezer and 8' 1" (max) x 11' 1" (max) (2.46m radiator.

# LOUNGE

11' 3" (max) x 8' 9" (min) (3.43m radiator. 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**

mixer tap over, integrated oven, (approx) Two windows to rear,

# **BEDROOM 2**

x 3.38m) (approx) Window to front, built in wardrobe and

# **BEDROOM 3**

7' 6" x 8' 1" (2.29m x 2.46m) The front of the property has (approx) Window to front and parking. radiator.

The floorplan is for illustrative **BEDROOM 4** 6' 1" x 8' 1" (1.85m x 2.46m) purposes only. Fixtures and (approx) Window to front and fittings do not represent the current state of the property. Not radiator. to scale and is meant as a guide **BATHROOM** only.

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**

## **AGENT NOTES**

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