



38 Hythegate, Werrington PE4 7ZP

£350,000



*** HIGHLY DESIRABLE CUL DE SAC *** " Featuring no onward chain and in a highly desirable cul de sac in Werrington, this 3 bedroom detached home awaits it's new owner. Featuring a driveway, garage, hallway, kitchen, lounge/diner, conservatory, wc, generous sized garden, 3 bedrooms with an en-suite to bedroom 1 and family bathroom. Viewings are essential to appreciate the location and space this home has to offer. EPC Energy Rating - D/Council Tax Band - D".

ENTRANCE HALL

Door to side, window to front, downstairs cupboard and stairs to first floor.

CLOAKROOM

5' 7" x 2' 8" (1.70m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to rear.

KITCHEN

8' 8" x 7' 7" (2.64m x 2.31m) (approx) Fitted with a range of base and eye level units with work surfaces, sink with mixer tap, integrated oven, hob, extractor fan over, space for an undercounter fridge and radiator. Window to rear.

LIVING/ DINER

15' 8" x (max) 7' 7" (min) (4.78m x 2.31m) 23' 3" (into bay) x 21' 3" (min) (7.09m x 6.48m) (approx) Bay window to front, French doors to conservatory and two radiators.

CONSERVATORY

11' 6" x 8' 0" (3.51m x 2.44m) (approx) UPVC French doors to rear, UPVC double glazed windows to rear and sides.

GARAGE

18' 5" x 9' 1" (5.61m x 2.77m) (approx) Fitted with base units work surface over, stainless steel sink with mixer tap, plumbing for a washing machine. Up and over door to front, door to rear and window to rear.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

13' 6" x 12' 6" (4.11m x 3.81m) (approx) Window to front, window to rear and two radiators.

ENSUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle, cupboard and radiator. Window to rear.

BEDROOM 2

12' 1" x 9' 4" (3.68m x 2.84m) (approx) Window to front, overstairs cupboard and radiator.

BEDROOM 3

9' 5" x 7' 8" (2.87m x 2.34m) (approx) Window to rear and radiator.

BATHROOM

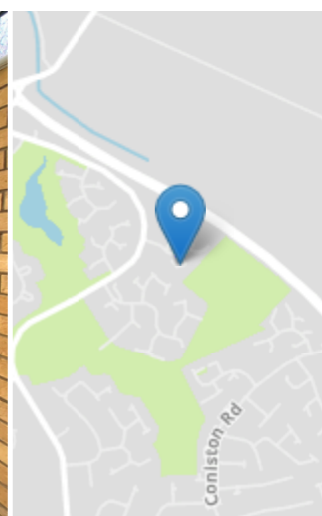
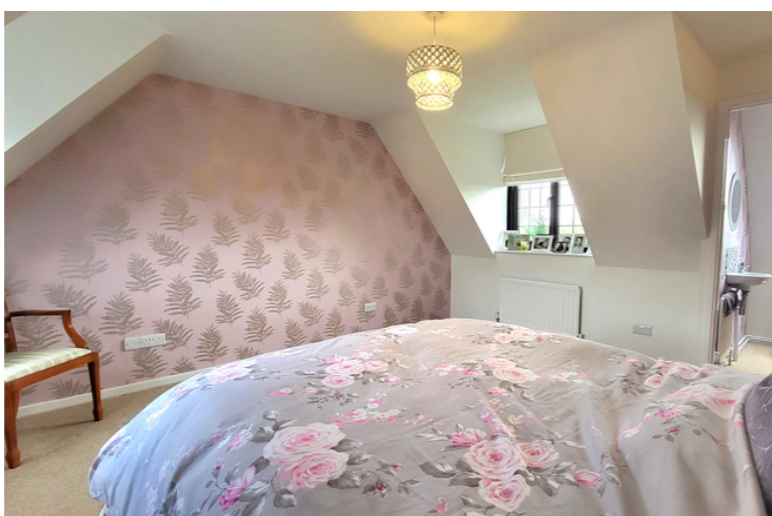
5' 9" x 5' 5" (1.75m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to rear.

OUTSIDE

The front of the property has off road parking and is mainly laid to lawn. The rear of the property has fencing, mainly laid to lawn and mature shrubs.

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		68	83