



**76 Home Pasture, Werrington PE4 5AY**

**£265,000**



\*\*\* EXTENDED WITH VELUX WINDOWS \*\*\* " Extended to feature a dining area or additional reception room with velux windows, and a additional store, this 3 bedroom detached home awaits it's new owner. Featuring a porch, living room, kitchen, dining room, store, 3 bedrooms and a family bathroom. EPC Energy Rating - D/Council Tax Band - B".

**PORCH**

Door to front, window to side and door to:-

**LOUNGE**

17' 7" x 13' 2" (max) (5.36m x 4.01m) (approx) Door to front, UPVC double glazed window to front, radiator and stairs to first floor.

**KITCHEN**

17' 7" x 9' 1" (5.36m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, Integrated double oven, hob with extractor fan over, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer and radiator. UPVC double glazed window to rear, French doors to rear.

**DINING ROOM**

15' 5" x 7' 0" (4.70m x 2.13m) (approx) French Door to rear, Two velux windows. Door to store room.

**STORE ROOM**

7' 0" x 6' 6" (2.13m x 1.98m) (approx) door to front.

**FIRST FLOOR LANDING**

Loft access and radiator.

**BEDROOM 1**

12' 1"(max) x 9' 9"(min) (3.68m x 2.97m) 11' 8" (max) x 9' 8"(min) (3.56m x 2.95m) (approx) UPVC double glazed window to front.

**BEDROOM 2**

10' 5" (min) x 12' 0"(max) (3.17m x 3.66m) 10' 4" (max) x 9' 1" (min) (3.15m x 2.77m) (approx) UPVC double glazed window to rear and overstairs cupboard.

**BEDROOM 3**

7' 5" x 6' 8" (2.26m x 2.03m) (approx) UPVC double glazed window to front.

**BATHROOM**

6' 8" x 6' 2" (2.03m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle and cupboard. UPVC double glazed window to rear.

**OUTSIDE**

The front of the property has two parking spaces. The rear of the property is mainly laid to lawn.

**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.

