



**68 Barbers Hill, Werrington PE4 5ED**

**£350,000**



\*\*\* EXTENDED FAMILY HOME \*\*\* " Located in a popular cul de sac in Werrington, this extended 4 bedroom detached home is well presented throughout. Featuring an entrance hall, cloakroom, spacious kitchen/diner with island in the middle, conservatory, living room, 4 bedrooms with an en-suite to bedroom one and family bathroom. There is also a store area with an electric door to the front. Viewings are highly recommended to appreciate the condition of this home. EPC Currently Unavailable/ Council Tax Band - C ".

**ENTRANCE**

Door to front and radiator.

**CLOAKROOM**

2' 5" x 5' 1" (0.74m x 1.55m) (approx) Fitted with a two piece suite comprising low level W/C ,wash hand basin and heated towel rail. Window to front.

**INNER HALL**

3' 8" x 5' 1" (1.12m x 1.55m) (approx) Cupboard with space for a washing machine and dryer, radiator.

**KITCHEN/DINER**

9' 8" x 22' 9" (2.95m x 6.93m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, integrated dishwasher, island with hob enclosed, space for an American fridge/ freezer, space for a wine cooler cupboard , air conditioning. Window to rear, French doors to rear, French doors to conservatory.

**LIVING ROOM**

14' 6"(min)(4.42m) 16' 4"(into bay) x 11' 5" (4.98m x3.48m)(approx) Bay window to front and radiator.

**CONSERVATORY**

9' 0" x 9' 2" (2.74m x 2.79m) (approx) Windows to rear and side, Door to side.

**FIRST FLOOR LANDING**

Loft access, cupboard and radiator.

**BEDROOM 1**

10' 1" x 14' 5" (3.07m x 4.39m) (approx) Two Windows to front, air conditioning unit and radiator.

**EN- SUITE**

4' 0" x 7' 2" (1.22m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

**BEDROOM 2**

8' 1" x 13' 3" (2.46m x 4.04m) (approx) Window to front and radiator.

**BEDROOM 3**

9' 7"(min)(2.92m) 12' 4"(max) x 8' 1" (3.76m x2.46m) (approx) Window to rear and radiator.

**BEDROOM 4**

7' 3" x 9' 4" (2.21m x 2.84m) (approx) Window to rear, loft access and radiator.

**BATHROOM**

5' 5" x 6' 2" (1.65m x 1.88m) (approx) Fitted with three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.

**STORE ROOM**

8' 1"(max) x 3' 9"(min) (2.46m x 1.14m) 12' 0" (3.66m) (approx) Electric door to front and wall mouted boiler.

**OUTSIDE**

The rear of the property is laid to lawn, patio area and decking area.

**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.

