



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.

