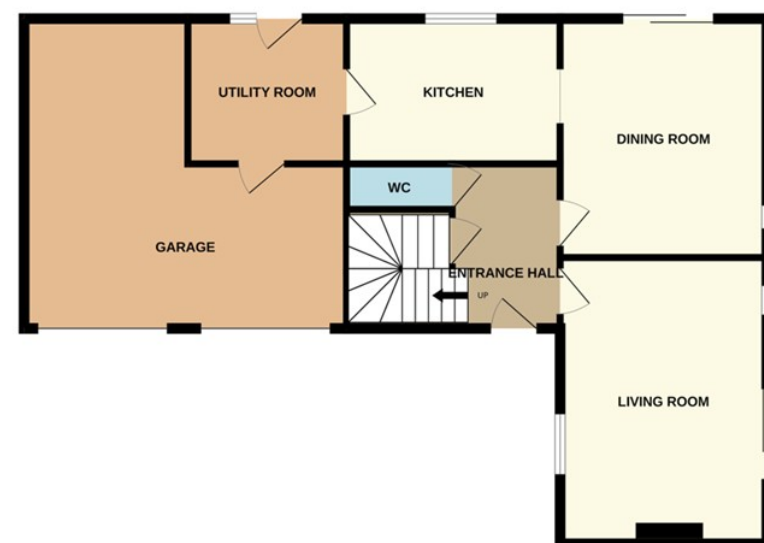




28 Livermore Green, Werrington PE4 5DG

£400,000



*** WRAP AROUND GARDEN - PERFECT TO EXTEND SUBJECT TO APPROVED PLANNING *** " Located in a cul de sac in Werrington, this 4 bedroom detached home is perfect for families! Featuring an entrance hall, living room, dining room, kitchen, utility space, double garage (partly converted into the utility space), 4 bedrooms with an en-suite to bedroom one, family bathroom and a downstairs WC. Viewings are essential to appreciate this home. EPC Energy Rating - D/Council Tax Band - D "

ENTRANCE

Door to front, cupboard, radiator and stairs to first floor.

LIVING ROOM

11' 4" x 15' 9" (3.45m x 4.80m) (approx) Window to rear, window to front, sliding door to rear, media wall and electric fireplace.

DINING ROOM

11' 4" x 13' 1" (3.45m x 3.99m) (approx) Window to rear, sliding door to side, radiator and open into:-

KITCHEN

8' 0" x 11' 9" (2.44m x 3.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, four ring gas hob and wall mounted boiler. Window to side.

UTILITY ROOM

7' 5" x 8' 9" (2.26m x 2.67m) (approx) Door to side, space for freestanding fridge/ freezer, plumbing for a washing machine. Space for dishwasher and space for tumble dryer.

CLOAKROOM

2' 6" x 5' 8" (0.76m x 1.73m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FIRST FLOOR LANDING

Two windows to front, cupboard and radiator.

BEDROOM 1

11' 4" x 14' 1" (3.45m x 4.29m) (approx) Window to rear and radiator.

EN- SUITE

3' 7" x 8' 0" (1.09m x 2.44m) (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

11' 4" x 15' 2" (3.45m x 4.62m) (approx) Window to sides, built in wardrobe and radiator.

BEDROOM 3

10' 4" x 8' 1"(min) (3.15m x 2.46m) 9' 8"(max) (2.95m) (approx) Window to rear and radiator.

BEDROOM 4

8' 4" x 5' 6"(min) (2.54mx1.68m) 7' 2" (max) (2.18m) (approx) Window to front and radiator.

BATHROOM

6' 1" x 8' 0" (max) (1.85m x 2.44m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

GARAGE

9' 0" (min)(2.74m) 17' 9" (max) x 17' 0" (5.41m x 5.18m) (approx) Two electric doors to front, window to rear. (one partly converted into utility room)

OUTSIDE

The rear of the property is mainly laid to lawn and brick block paving.

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.

