



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**101 Welbourne, Werrington, Peterborough, Cambridgeshire PE4 6NQ £230,000**



**\*\*\* 4 BEDROOMS!\*\*\*** " Located in a cul de sac location in Werrington is this well presented 4 bedroom property. Within walking distance to both primary and secondary schools, it really is the perfect family home! Briefly comprising of an entrance hall, spacious kitchen/diner with doors out onto the rear garden, living room, downstairs WC, 4 bedrooms and a family bathroom. There is also communal parking at the front. Viewings are essential to appreciate the condition and location of this rarely available 4 bedroom property. Council Tax Band - B / EPC Energy Rating - C

### ENTRANCE

12' 4" x 6' 4" (3.76m x 1.93m) (approx) Door to front, stairs to first floor and radiator.

### KITCHEN / DINER

13' 9" (max) (4.19m) 11' 1" (min) x 18' 3" (3.38m x 5.56m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, wall mounted boiler, space for washing machine, space for tumble dryer, oven, hob, integrated fridge / freezer, integrated dishwasher. Sliding doors to rear, window to rear and radiator.

### LIVING ROOM

10' 8" x 17' 6" (3.25m x 5.33m) (approx) Sliding doors to rear, window to front and radiator.

### W/C

5' 7" x 2' 9" (1.70m x 0.84m) (approx) Window to front, low level W/C, wash hand basin and radiator.

### FIRST FLOOR

Window to front.

### BEDROOM ONE

11' 3" x 9' 8" (3.43m x 2.95m) (approx) Window to rear.

### BEDROOM TWO

7' 6" x 14' 5" (2.29m x 4.39m) (approx) Window to rear, radiator, cupboard and loft access.

### BEDROOM THREE

10' 9" x 5' 6" (3.28m x 1.68m) (approx) Window to rear and radiator.

### BEDROOM FOUR

11' 3" x 5' 6" (3.43m x 1.68m) (approx) Window to rear.

### BATHROOM

9' 6" (max) (2.90m) 6' 1" (min) x 6' 1" (1.85m x 1.85m) (approx) (L- shaped room) Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle and bath. Window to front and radiator.

### OUTSIDE

Communal parking.

### 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.

