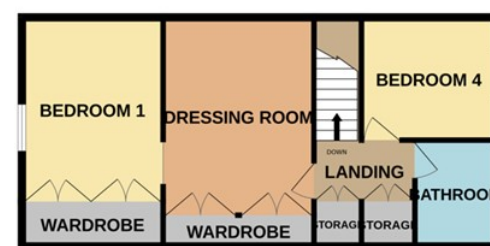




8 Weymouth Way, Peterborough PE1 4RW

£375,000



*** VERSATILE AND EXTENDED 4 BEDROOM CHALET HOME WITH LARGE DRESSING ROOM TO BEDROOM 1*** ''
Recently re-furnished, this detached chalet home in a cul de sac location offers fantastic versatile space. With two separate entrances, a large open family space, kitchen/diner, 4 double bedrooms with a dressing room to bedroom one, 2 bathrooms, garage and wrap round garden. VIEWINGS ARE HIGHLY RECOMMENDED to appreciate this unique and spacious home. EPC Energy Rating - D/ Council Tax Band - D''.

ENTRANCE

4' 1" x 15' 7" (1.24m x 4.75m) (approx)
Door to front, UPVC double glazed window to side and radiator.

FAMILY AREA

10' 0" x 19' 8" (3.05m x 5.99m) (approx)
Two UPVC double glazed windows to front, Open into :-

RECEPTION AREA

10' 9" x 19' 8" (3.28m x 5.99m) (approx)
Radiator.

HALLWAY

Cupboard and radiator.

KITCHEN

9' 8" x 10' 5" (2.95m x 3.17m) (approx)
Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated double oven, hob with extractor fan over, plumbing for a washing machine and space for an under counter fridge. UPVC double glazed window to rear. Arch into:-

DINING SPACE

8' 7" x 9' 9" (2.62m x 2.97m) (approx)
Space for a freestanding fridge / freezer.

SHOWER ROOM

4' 0" x 12' 5" (1.22m x 3.78m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.

SIDE ENTRANCE

4' 7" x 4' 8" (1.40m x 1.42m) (approx) Door to side and window to rear.

HALLWAY

Loft access.

BEDROOM 2

8' 1" (min) (2.46m) 12' 0" (max) x 20' 2" (3.66m x 6.15m)(approx) (L- Shape) UPVC double glazed window to side and radiator.

BEDROOM 3

8' 9" x 11' 6" (min) (2.67m x 3.51m) 14' 8" (max) (4.47m) (approx) UPVC double glazed window to side.

FIRST FLOOR

Two cupboards one with water tank enclosed.

BEDROOM 1

9' 0" x 11' 3" (to wardrobe) (2.74m x 3.43m) (approx) Window to rear. Open into:-

DRESSING AREA

10' 7" x 13' 11" (to wardrobe) (3.23m x 4.24m) (approx) Dressing area with fitted wardrobes.

BEDROOM 4

9' 1" x 10' 0" (2.77m x 3.05m) (approx)
UPVC double glazed window to rear and radiator.

BATHROOM

7' 3" x 5' 9" (2.21m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath, heated towel rail and loft access. UPVC double glazed window to rear.

GARAGE

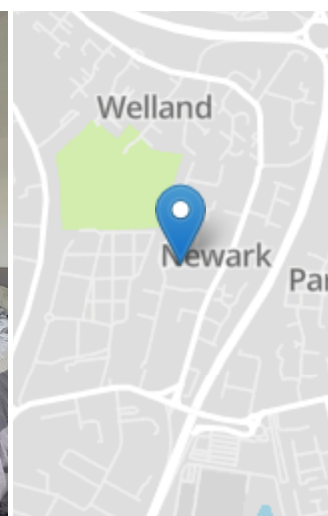
7' 9" x 16' 7" (2.36m x 5.05m) (approx)

OUTSIDE

The garden is laid to lawn, mature shrubs and patio 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		82