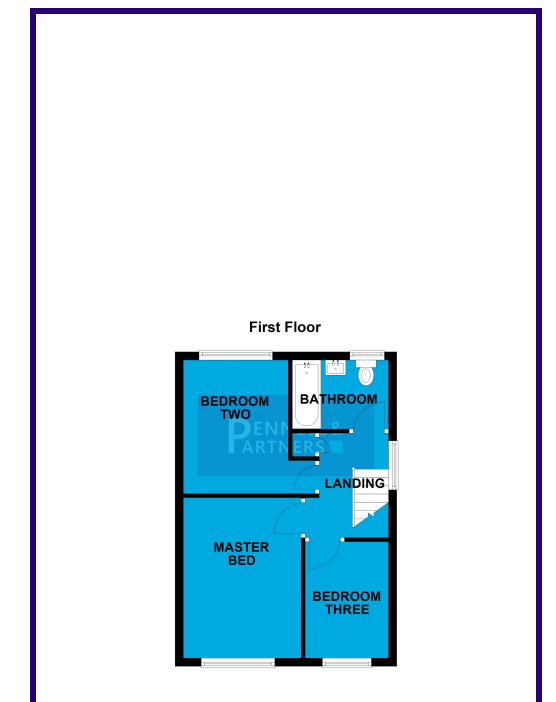
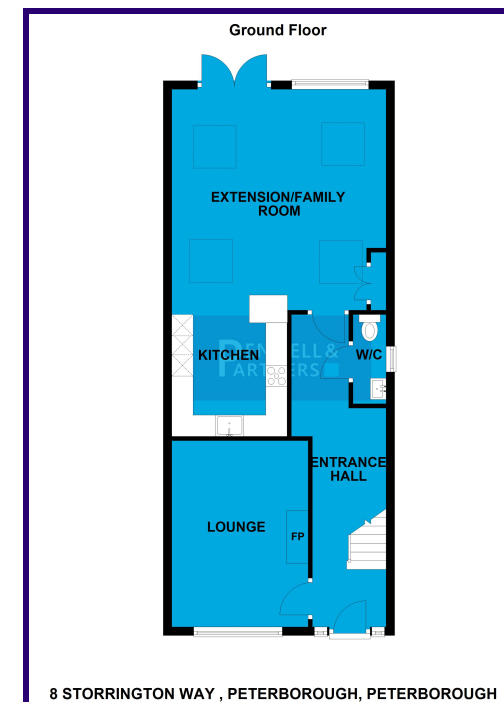




8 STORRINGTON WAY, WERRINGTON, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6QW

GUIDE PRICE £325,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

GUIDE PRICE £325,000 - £340,000

Welcome to this stunning three-bedroom semi-detached property located in the highly desirable area of Storrington Way, Werrington. Immaculately presented and thoughtfully extended to a high specification, this home offers a perfect blend of character, style, and contemporary living.

Step through the front door into a spacious entrance hall that sets the tone for this elegant home. The long hallway leads to various parts of the house, providing a warm welcome.

To the front of the property, the designated living room exudes charm with an original fireplace and a large window overlooking the front elevation, flooding the room with natural light.

The hallway features a convenient under-stairs storage area and a fully tiled downstairs W/C for added practicality.

At the heart of the home is the impressive extension. This open-plan space, beautifully finished, boasts: Four large Velux rooflights for an airy, bright ambiance. A modern kitchen with sleek, thin worktops, plinth and undercounter Alexa-controlled LED lighting, stylish slide-away doors on appliances, and a chic breakfast bar. A layout designed for entertaining, relaxation, and family living.

Upstairs, you'll find: Three spacious bedrooms, all tastefully presented. A newly fitted bathroom, designed with a contemporary aesthetic and equipped with high-quality fixtures.

Front Garden & Parking The front of the property features a gravel driveway, offering ample parking for multiple vehicles.

The converted garage, seamlessly rendered to match the modern extension, includes a side door and large window, providing a flexible additional space

The landscaped rear garden is perfect for outdoor living, with: A patio area ideal for al fresco dining. An outdoor kitchen space for summer entertaining. A decent sized annex at the top of the garden, complete with double glazing, a W/C, and versatile interior space suitable for use as a home office, gym, or hobby room.

Location Situated in the sought-after area of Werrington, this property is close to: Outstanding schools and childcare facilities. Local amenities including shops, cafes, and parks. Excellent transport links to nearby towns and cities.



This property is an exceptional example of modern family living combined with characterful charm. With its high-specification finishes and thoughtfully designed spaces, it's ready to welcome its next owners.

EPC Rating: C (71)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.195m x 4.361m (10' 6" x 14' 4")

W/C

7.93m x 2.090m (26' 0" x 6' 10")

EXTENSION/DINER/FAMILY ROOM

4.607m x 5.174m (15' 1" x 17' 0")

KITCHEN

2.854m x 2.702m (9' 4" x 8' 10")

FIRST FLOOR

MASTER BEDROOM

3.977m x 2.949m (13' 1" x 9' 8")

BEDROOM TWO

3.269m x 3.231m (max) (10' 9" x 10' 7")

BEDROOM THREE

3.088m x 2.004m (10' 2" x 6' 7")

BATHROOM

2.365m x 1.669m (7' 9" x 5' 6")

ANNEX

PVC WINDOWS
TOILET AND BASIN
LIGHTING AND EELCTRIC POINTS

CONVERTED GARAGE

STORAGE SPACE WITH SIDE DOOR ACCESS
RENDERED
DOUBLE GLAZING

FRONT AND SIDE

0m x 0m (0' 0" x 0' 0") GRAVEL DRIVEWAY WITH DRIVEWAY
TO SIDE OF PROPERTY
PARKING FOR MULTIPLE CARS