



4 Musa Drive, Werrington PE4 7SA

£340,000

GROUND FLOOR



1ST FLOOR



*****DETACHED HOUSE IN PRIME LOCATION.....BE QUICK!***** This detached home is located in a secluded cul-de-sac in the sought after area of Werrington village. It is well presented and offered for sale with no onward chain. The flexible accommodation offers two double bedrooms on the first floor serviced by a four piece bath/shower room and a good sized single bedroom/study on the ground floor. There is an L-shaped lounge/diner, fitted kitchen, garden room overlooking private enclosed rear garden and a downstairs cloakroom. Outside there is an open-plan front with driveway and single garage. The great location of this property can't be emphasised enough! EPC Energy Rating - B/Council Tax Band - C".

ENTRANCE HALL

Stairs to first floor landing, radiator, built in under stairs storage cupboards, door to accommodation

LOUNGE

13' 3" x 8' 7" (4.04m x 2.62m) (approx.) Radiator, TV point, UPVC double glazed window to front, open plan through to:

DINING ROOM

14' 9" x 9' 1" (4.50m x 2.77m) (approx.) Radiator, UPVC double glazed French doors to:

GARDEN ROOM

12' 0" x 9' 5" (3.66m x 2.87m) (approx.) Radiator, solid pitched roof with two skylights, UPVC double glazed windows and French doors to garden. Fischer electric radiator.

KITCHEN

9' 2" x 8' 4" (2.79m x 2.54m) (approx.) Fitted with a range of matching base and wall units, cupboards and drawers below fitted work surface, single drainer composite sink unit, built in double oven, built in four ring gas hob, space and plumbing for washing machine and dish washer, space for fridge/freezer and radiator. UPVC double glazed window to rear

BEDROOM 3

9' 9" x 8' 4" (2.97m x 2.54m) (approx.) radiator, UPVC double glazed window to front.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC with dual push button flush, pedestal wash hand basin, extractor fan and chrome towel radiator.

BEDROOM 1

19' 8" x 8' 8" (5.99m x 2.64m) (approx.) (excludes walk in dormer) UPVC double glazed window to front, radiator, Velux window to rear.

BEDROOM 2

14' 6" x 12' 4" (4.42m x 3.76m) (approx.) (maximum into wardrobe recess) UPVC double glazed window to front and radiator.

BATHROOM

8' 2" x 6' 9" (2.49m x 2.06m) (approx.) Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panel bath and shower enclosure, chrome towel radiator, Velux window, extractor fan.

OUTSIDE

There are gardens to the front and rear of the property, the front is open plan and low maintenance. A block paved driveway provides private off street parking leading to the single garage. A gateway provides access to the rear garden which is enclosed, part laid to lawn with paved patio

SINGLE GARAGE

17' 7" x 8' 3" (5.36m x 2.51m) (approx.) with up and over door, power and light, eaves storage and personal door to the side.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	82	82
EU Directive 2002/91/EC		