



558a Fulbridge Road, Werrington PE4 6SB

£375,000



*** SITUATED DOWN A PRIVATE GRAVELLED DRIVEWAY *** " Private and well presented throughout, this detached bungalow is situated in the highly desirable village of Werrington. Sold with no onward chain offers an entrance hall, living room, 3 bedrooms with an en-suite to bedroom one, bathroom, kitchen/diner, utility, WC and an additional room which could be used as a home office, dining room or potential additional bedroom. Council Tax Band - D / EPC Energy Rating - D ".

ENTRANCE

Door to front, windows to front and side, radiator and access to loft.

KITCHEN / DINER

14' 3" (max) (4.34m) 12' 7" (min) x 14' 2" (max) (3.84m x 4.32m) (approx) Fitted with a range of base and eye level units with work surfaces over, 4 ring gas hob, integrated double oven, integrated dishwasher, sink with mixer tap, space for freestanding fridge / freezer. Door to side, window to side and radiator.

UTILITY

7' 8" x 4' 9" (2.34m x 1.45m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for undercounter washing machine and dryer, airing cupboard and radiator. Window to side.

W/C

3' 1" x 4' 9" (0.94m x 1.45m) (approx) Low level W/C, wash hand basin and radiator. Window to side.

LIVING ROOM

14' 2" x 16' 4" (max) (4.32m x 4.98m) (approx) Sliding door to rear, window to front and radiator.

BEDROOM ONE

14' 2" x 9' 2" (4.32m x 2.79m) (approx) Windows to rear and side. Radiator. Open into:

DRESSING AREA

8' 5" x 5' 4" (2.57m x 1.63m) (approx)

EN-SUITE

6' 8" x 5' 0" (2.03m x 1.52m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, and shower. Window to side and heated towel rail.

BEDROOM TWO

8' 3" x 11' 2" (2.51m x 3.40m) (approx) Window to side and radiator.

BEDROOM THREE

8' 9" x 8' 7" (2.67m x 2.62m) (approx) Window to rear and radiator.

BATHROOM

9' 5" x 5' 4" (2.87m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, and bath with shower over. Window to side and radiator.

ROOM

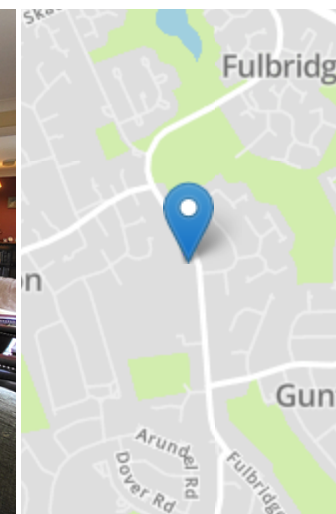
8' 6" x 16' 7" (to cupboard) (2.59m x 5.05m) (approx) Boiler in cupboard, two windows to side and door to side.

OUTSIDE

The property is located down a gravelled driveway. There is a wrap around garden that is mainly laid to lawn.

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	68	75
EU Directive 2002/91/EC		