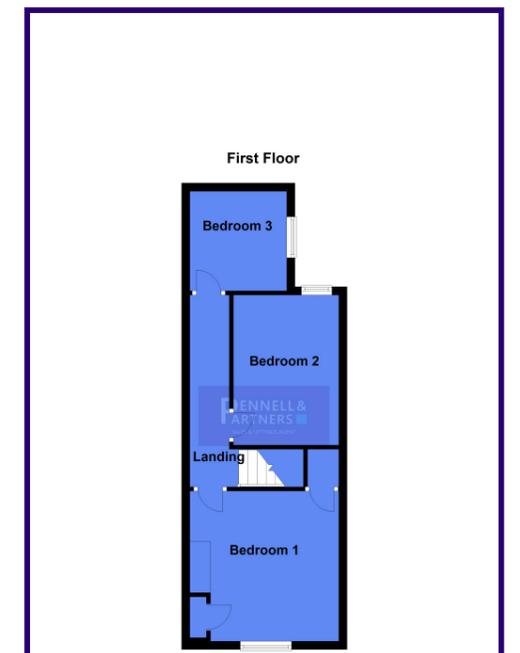
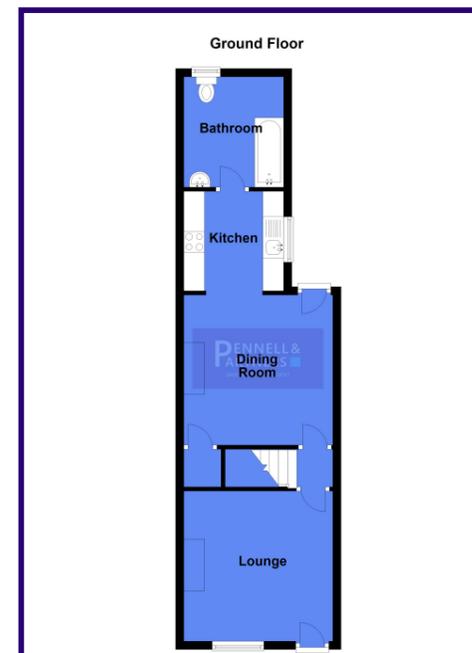


5 CHURCH STREET, WERRINGTON, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6QA

£220,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

NO ONWARD CHAIN

From the moment you step through the front door, you are greeted by a warm and inviting reception room. Bathed in natural light from the large front-facing window, this spacious lounge provides the ideal setting for relaxing evenings or entertaining guests. Tastefully decorated and thoughtfully arranged, it immediately sets the tone for the rest of this delightful home.

To the rear of the lounge is a beautifully presented dining room, currently accommodating a large dining table with ease. This space truly acts as the hub of the home—perfect for family meals and social gatherings alike. With access to the open-plan, galley-style kitchen, a useful under-stairs storage cupboard, and a fully glazed PVC door leading out to the rear garden, the layout flows effortlessly and enhances day-to-day living.

The kitchen itself is modern, stylish, and highly practical, offering an abundance of worktop space and storage units. A large window floods the room with light, creating a bright and enjoyable space in which to cook and prepare meals.

Its smart design ensures both functionality and aesthetic appeal.

Positioned behind the kitchen, the bathroom has been finished to an equally high standard. Generously sized, it features a contemporary vanity basin with storage, a modern WC, and a shower over bath—providing the perfect place to unwind after a long day.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both filled with natural light and offering ample space for large beds and additional furniture.

The third bedroom is a versatile room—currently used as a home office, but equally suited as a snug, nursery, or single bedroom—ideal for adapting to your lifestyle needs.

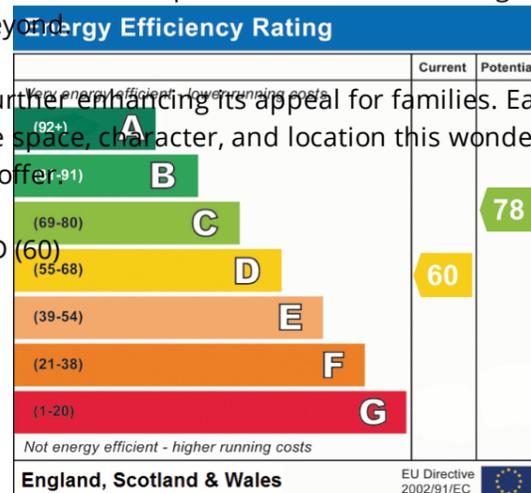
Externally, the rear garden is a great size and fully enclosed by fencing, providing privacy and security.

With a combination of lawn, patio, and gravel areas, it offers the perfect balance of low maintenance and outdoor enjoyment—ideal for summer entertaining or family time.

The property occupies a superb position within Werrington, benefitting from excellent local amenities including shops, pubs, and a post office, as well as convenient transport links into Peterborough city centre and beyond.

The area is also served by highly regarded schools, further enhancing its appeal for families. Early viewing is highly recommended to fully appreciate the space, character, and location this wonderful home has to offer.

EPC Rating: D



GROUND FLOOR

LOUNGE

3.63m x 3.61m (11' 11" x 11' 10")

DINING ROOM

3.63m x 3.61m (11' 11" x 11' 10")

KITCHEN

2.41m x 2.42m (7' 11" x 7' 11")

BATHROOM

2.67m x 2.42m (8' 9" x 7' 11")

FIRST FLOOR

MASTER BEDROOM

3.63m x 3.61m (11' 11" x 11' 10")

BEDROOM TWO

3.63m x 2.55m (11' 11" x 8' 4")

BEDROOM THREE

2.41m x 2.35m (7' 11" x 7' 9")

OUTSIDE

FRONT

FRONT GARDEN

WALLED

LAWN AND TRADITIONAL PATH TO FRONT DOOR

REAR

ENCLOSED BY FENCING

LAWN AND PATIO