



91 Uplands, Werrington PE4 5AF

£340,000



*** WRAP AROUND GARDEN *** " Nestled in the corner of a cul de sac in Werrington, this 4 bedroom detached property is the perfect family home. Featuring an entrance hall, living room, dining room, kitchen, conservatory, WC, 4 bedrooms with an en-suite to bedroom one, family bathroom and garage. The home is located on a generous plot and viewings are highly recommended to appreciate its location. EPC Currently Not Available // Council Tax Band - D "

ENTRANCE HALL

9' 9" x 13' 1" (2.97m x 3.99m) (approx)
 Door to side, stairs to first floor and window to front.

LIVING ROOM

10' 0" x 19' 5" (3.05m x 5.92m) (approx)
 Window to front and French doors to:

CONSERVATORY

7' 2" x 10' 1" (2.18m x 3.07m) (approx)
 Windows to sides and French door to rear.

DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m) (approx)
 Window to rear and serving hatch.

KITCHEN

8' 6" x 13' 5" (2.59m x 4.09m) (approx)
 Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, gas hob and space for freestanding fridge / freezer. Window to rear, door to side and boiler. Open into:

UTILITY AREA

4' 5" x 6' 5" (1.35m x 1.96m) (approx)
 Space for washer, space for dryer and eye level units.

W/C

3' 8" x 5' 7" (1.12m x 1.70m) (approx)
 Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

FIRST FLOOR

Window to front and cupboard.

BEDROOM ONE

10' 8" (max) (3.25m) 8' 3" (min) x 12' 7" (2.51m x 3.84m) (approx)
 Window to rear.

EN-SUITE

5' 3" x 7' 0" (1.60m x 2.13m) (approx)
 Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM TWO

9' 8" x 10' 1" (2.95m x 3.07m) (approx)
 Window to rear.

BEDROOM THREE

9' 4" (max) (2.84m) 6' 6" (min) x 10' 0" (1.98m x 3.05m) (approx)
 Window to rear.

BEDROOM FOUR

7' 5" (max) x 9' 9" (2.26m x 2.97m) (approx)
 Window to rear.

BATHROOM

5' 5" x 6' 8" (1.65m x 2.03m) (approx)
 Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front.

SINGLE GARAGE

OUTSIDE

The rear of the property is mainly laid to lawn, with decking, gravel and slabs.

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.

