



561 Fulbridge Road, Werrington PE4 6SA

£325,000



*** EXTENDED WITH BIFOLD DOORS AND SPACIOUS KITCHEN/DINER AREA *** " Beautifully presented throughout and located in the village of Werrington, this 3 bedroom semi detached home is certainly not one to be missed. Featuring a spacious driveway, entrance hall, kitchen/diner, living room which is open into another reception area, lean to, 3 bedrooms, bathroom and downstairs WC. The garden is a generous size, making it the perfect first time buy or family home. Viewings are highly recommended. EPC Currently Unavailable/ Council Tax Band - C ".

ENTRANCE

Door to front and stairs to first floor.

CLOAKROOM

2' 5" x 5' 2" (0.74m x 1.57m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to side.

LOUNGE

10' 8" (min) (3.25m) 12' 8" (into bay max) x 11' 7" (3.86 m x 3.53m) (approx) Bay window to front, radiator and open into:-

RECEPTION ROOM

10' 8" (max) x 10' 9" (3.25m x 3.28m) (approx) Open into :-

KITCHEN / DINER

9' 9" x 21' 5" (2.97m x 6.53m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, 5 ring gas hob, wall mounted boiler, space for fridge/freezer and radiator. Bifold door to rear.

INNER HALL

Vertical radiator and door:-

LEAN TO

4' 9" x 20' 6" (1.45m x 6.25m) (approx) Door to front, door to side, window to side, space for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

10' 9" x 12' 0" (3.28m x 3.66m) (approx) Window to rear and radiator.

BEDROOM 2

9' 0"(min) x 10' 9" (2.74m x 3.28m) (approx) Window to front.

BEDROOM 3

5' 4"(min)(1.63m) 7' 8" (max) x 8' 9" (2.34m x 2.67m) (approx) Window to front, built in wardrobe and radiator.

BATHROOM

5' 4" x 5' 9" (1.63m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The front of the property is mainly gravelled providing off road parking. The rear of the property is laid to lawn, paved patio area, decking area and borders with mature shrubs.

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.

