



43 Home Pasture, Werrington PE4 5AY

£295,000



*** EXTENDED AND BEAUTIFULLY PRESENTED *** " Located in a cul de sac in Werrington, this extended 3 bedroom home is immaculately presented. Featuring velux windows, open plan living with island, dining area and living area, downstairs shower room, 3 bedrooms, bathroom, garage and garden. Viewings are essential to appreciate the modern space this home has to offer. EPC Energy Rating - C/Council Tax Band - B".

PORCH

Door to side.

OPEN PLAN KITCHEN / DINER / LOUNGE

22' 0" x 27' 7" (max) (6.71m x 8.41m)
23' 2" (min) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, microwave, hob with extractor fan over, integrated dishwasher and wine cooler, integrated fridge / freezer, boiler enclosed in cupboard, breakfast bar with space for three bar stools. Three velux windows. Two UPVC double glazed window to rear and French doors to rear. UPVC double glazed window to front. Stairs to 1st floor.

SHOWER ROOM

6' 1" x 3' 9" (1.85m x 1.14m) (approx) Fitted with a three piece suite comprising low level W/C wash hand basin, shower cubicle and heated towel rail. Window to front.

FIRST FLOOR LANDING

UPVC double glazed window to front.

BEDROOM 1

9' 6" (min)12' 0" (max) x 9' 8" (min) 12' 0" (max) (approx) UPVC double glazed window to rear, built in wardrobe, loft access and radiator.

BEDROOM 2

9' 2" 10' 6"(max) x 10' 5" (min) 11' 8" (max) (3.20m x 3.56m) (approx) UPVC double glazed window to rear, over stairs cupboard and radiator.

BEDROOM 3

7' 7" x 6' 8" (2.31m x 2.03m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to front.

OUTSIDE

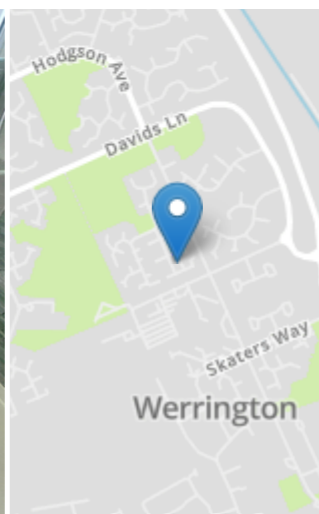
The front of the property has off road parking. The rear of the property is an L- shape with fencing and brick wall, laid to lawn, patio area and garage access.

GARAGE

A single garage with light and power. Space for washing machine.

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 | | |
| | 74 | 86 |

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.