



Far Pasture, Werrington PE4 5AZ

£290,000



***** 3/4 BEDROOMS ***** " Located in the highly desirable area of Werrington, this 3/4 bedroom home is seeking it's new owner. Downstairs comprises of a porch, lounge, kitchen/diner, utility, cloakroom, conservatory, bedroom 4/office which could be converted back to a garage if preferred. Upstairs homes 3 bedrooms and a family bathroom. Viewing highly recommended to appreciate what this fantastic family home has to offer. EPC Energy Rating C/Council Tax Band -B".

PORCH

Door to front and door to living room.

LIVING ROOM

18' 0" x 13' 1" (5.49m x 3.99m)(approx) UPVC double glazed window to front, door to front, stairs to first floor and two radiators.

KITCHEN / DINER

17' 7" x 9' 2" (5.36m x 2.79m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge /freezer, wall mounted gas boiler, space for a dishwasher and radiator. Window to front.

UTILITY

9' 6" x 7' 0" (2.90m x 2.13m) (max) 6' 9" (2.06m) (min) (L-Shape) (approx) Fitted with a range of base units with work surface over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a dryer. UPVC double glazed window to rear, door to rear.

CONSERVATORY

11' 9" x 7' 3" (3.58m x 2.21m) (approx) Three UPVC double glazed windows to rear, patio door to rear, radiator and door to bedroom four.

CLOAKROOM

4' 6" x 2' 8" (1.37m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

BEDROOM 4 / STUDY

12' 9" x 7' 6" (3.89m x 2.29m) (approx) UPVC double glazed window to rear and radiator.

FIRST FLOOR LANDING

BEDROOM 1

10' 6" x 10' 5" (3.20m x 3.17m) (max) 9' 2" (2.79m) (min) (approx) (overstairs) (L- Shape) UPVC double glazed window to rear, cupboard and radiator.

BEDROOM 2

12' 11" x 11' 8" (3.94m x 3.56m) (max) 9' 8 x 9' 3" (2.95m x 2.82m)(min) (approx) (L-Shape)Two UPVC double glazed windows to rear, loft access and radiator.

BEDROOM 3

7' 8" x 6' 9" (2.34m x 2.06m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and cupboard. UPVC double glazed window to front.

OUTSIDE

The front has off road parking. The rear is enclosed with fencing and patio area.

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.

