



36 Canterbury Road, Werrington PE4 6PD

£350,000



*** DETACHED FAMILY HOME IN THE HEART OF WERRINGTON VILLAGE *** " Guide price £350,000 - £365,000. Offering versatile downstairs accommodation, the downstairs of family home features a porch, entrance hall, 24ft approx galley kitchen, spacious lounge with separate dining room, conservatory, a garage that has been converted into an office space, WC. Upstairs features 3 bedrooms with a bathroom and WC. There is also a generous rear garden. EPC Energy Rating - D/Council Tax Band - D".

ENTRANCE

Door to front. Door:-

HALLWAY

2' 9"(min) x 14' 5" (0.84m x 4.39m) (approx) Radiator.

LOUNGE

12' 1" (3.68m) x 23' 0"(min)(3.68m x 7.01m) 25' 5" (max)(7.75m) (approx) Bay window to front, window to side, two radiators, window to rear and door to:-

CONSERVATORY

10' 4" x 12' 5" (3.15m x 3.78m) (approx) Windows to rear, windows to side and door to side.

DINING ROOM

8' 2" x 11' 4" (2.49m x 3.45m) (approx) Window to rear and radiator.

KITCHEN

5' 5" x 24' 4" (1.65m x 7.42m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, plumbing for a washing machine, integrated fridge and freezer, space for a tumble drier, breakfast bar and radiator. Window to rear, window to front, door to front and rear.

W/C

5' 9" x 2' 6"(approx) Fitted with a low level W/C.

OFFICE (WAS A GARAGE)

7' 5" x 16' 0" (2.26m x 4.88m) (approx) Window to side, window to kitchen and radiator.

FIRST FLOOR LANDING

Window to side, loft access, cupboard and radiator.

BEDROOM 1

12' 0" x 11' 7" (3.66m x 3.53m) (approx) Window to front and radiator.

BEDROOM 2

12' 1" x 11' 0" (3.68m x 3.35m) (approx) Window to rear, cupboard and radiator.

BEDROOM 3

8' 2" x 11' 5" (2.49m x 3.48m) (approx) Window to front and radiator.

WC

2' 3" x 5' 6" (0.69m x 1.68m) (approx) Window to rear and low level W/C.

BATHROOM

6' 2" x 8' 3" (1.88m x 2.51m) (approx) Fitted with a three piece suite comprising wash hand basin, bath, shower cubicle and heated towel rail. Window to rear.

OUTSIDE

The front of the property has brick block paving, gravel area, mature shrubs. The rear of the property has fencing, laid to lawn, decking area, gravel area, pergola 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.

