



Chatsfield, Werrington PE4 5DL

£319,995



*** CUL DE SAC LOCATION IN WERRINGTON *** " Well presented throughout, this 3 bedroom detached property is the perfect family home. Featuring a driveway, garage, porch, entrance hall, living room, TWO conservatories, dining room, kitchen, WC, 3 bedrooms with an en-suite to bedroom one and family bathroom. Viewings are essential to appreciate the living space this home has to offer! Council Tax Band - C / EPC Energy Rating - C

PORCH

5' 9" x 3' 7" (1.75m x 1.09m) (approx) Door to front and UVPC window to side.

ENTRANCE HALLWAY

Stairs to first floor and radiator.

LIVING ROOM

16' 5" x 10' 3" (5.00m x 3.12m) (approx) French doors to conservatory, radiator and windows to front and side.

CONSERVATORY ONE

7' 0" x 11' 5" (2.13m x 3.48m) (approx) Door to rear and windows to rear and sides.

DINING ROOM

10' 9" x 7' 9"(approx) Radiator and windows to front and side.

KITCHEN

5' 8" (min) (1.73m) 8' 2" (max) x 17' 6" (2.49m x 5.33m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated double oven, 4 ring gas hob, stainless steel sink with mixer tap, space for freestanding fridge / freezer, space for dishwasher and wall mounted boiler. Door to rear and windows to side and rear.

CONSERVATORY TWO

13' 4" x 7' 6" (4.06m x 2.29m) (approx) French doors to side, door to side and windows to rear and sides. Space for washer and dryer.

W/C

5' 4" (max) x 4' 7" (1.63m x 1.40m) (approx) Low level W/C, wash hand basin and radiator. Window to front.

FIRST FLOOR

Access to loft, cupboard and window to rear.

BEDROOM ONE

13' 9" (max) (4.19m) 11' 5" (min) x 10' 5" (3.48m x 3.17m) (approx) Radiator and window to rear.

EN-SUITE

2' 3" (min) (0.69m) 4' 8" (max) x 10' 6" (max) (1.42m x 3.20m) 5' 3" (min) (1.60m) (approx) L-shape. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and window to front.

BEDROOM TWO

10' 5" x 9' 2" (3.17m x 2.79m) (approx) Radiator and window to front.

BEDROOM THREE

8' 8" (min) (2.64m) 11' 0" (max) x 7' 0" (3.35m x 2.13m) (approx) Radiator and window to rear.

BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front.

GARAGE

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

