


**61 Greenacres, Werrington PE4 6LH**
**£400,000**


\*\*\* CUL DE SAC LOCATION IN WERRINGTON VILLAGE \*\*\* " The perfect family home awaits! Located in Werrington and close to both primary schools and secondary schools, this 4 bedroom detached home offers a versatile downstairs space. Featuring a double garage with parking in front, entrance hall, kitchen, utility room, living room open into dining room, conservatory, 4 bedrooms with an en-suite to bedroom one, family bathroom and WC! EPC Currently Unavailable/ Council Tax Band - D ".



## ENTRANCE

Door to front and stairs to first floor.

## LIVING ROOM

11' 7" x 18' 6" (3.53m x 5.64m) (approx)  
 UPVC double glazed window to front and sliding door to rear. Open to:

## DINING ROOM

10' 1" x 11' 7" (3.07m x 3.53m) (approx)  
 UPVC French doors to :-

## CONSERVATORY

10' 1" x 12' 1" (3.07m x 3.68m) (approx)  
 UPVC French doors to side, UPVC double glazed windows to sides and rear.

## KITCHEN

8' 7" x 11' 7" (2.62m x 3.53m) (approx)  
 Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, gas hob, integrated dishwasher, integrated fridge freezer. UPVC double glazed window to rear.

## UTILITY

5' 5" x 6' 5" (1.65m x 1.96m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine. UPVC double glazed window to front and door to side.

## CLOAKROOM

2' 8" x 5' 6" (0.81m x 1.68m) (approx) Fitted with a two piece suite comprising of low level WC and wash and basin. UPVC double glazed window to side.

## FIRST FLOOR LANDING

UPVC double glazed window to front and cupboard.

## BEDROOM 1

11' 8" (3.56m) x 10' 6"(min) 12' 6"(max) (3.20m x 3.81m) (approx) UPVC double glazed window to rear and built in wardrobes.

## ENSUITE

5' 4" x 6' 4" (1.63m x 1.93m) (approx) Fitted with a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail. UPVC double glazed window to side.

## BEDROOM 2

9' 4" x 11' 2" (2.84m x 3.40m) (approx)  
 UPVC double glazed window to rear.

## BEDROOM 3

8' 7" (2.62m) x 6' 7"(min) 8' 9" (max) (2.01m x 2.67m) (approx) UPVC double glazed window to rear and built in wardrobe.

## BEDROOM 4

6' 8" x 9' 0" (2.03m x 2.74m) (approx)  
 UPVC double glazed window to front.

## BATHROOM

6' 4" x 6' 8" (1.93m x 2.03m) (approx) Fitted with a three piece suite comprising low level WC, wash hand basin, bath with shower over. UPVC double glazed window to front.

## OUTSIDE

The front of the property is laid to lawn, mature shrubs, with brick block paving providing parking for vehicles. The rear of the property has fencing, laid to lawn, paved patio area and mature shrubs.

## DOUBLE GARAGE

16' 4" x 16' 5" (4.98m x 5.00m) (approx)

## 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.

