



**Hedgelands, Werrington PE4 5AD**

**£260,000**



\*\*\* EXCEPTIONALLY PRESENTED! \*\*\* " Show home like and perfect for first time buyers/families, this 3 bedroom semi detached home is a rare find. Featuring a porch, entrance hall, a converted garage into an additional downstairs room whether it be an office/playroom or downstairs bedroom, a WC, living room, modern refitted kitchen/diner, store area, 3 bedrooms and bathroom. Viewings are essential to appreciate this homes condition and downstairs space that's on offer! Council Tax Band - B / EPC Energy Rating - C "



## PORCH

Door to front.

## ENTRANCE HALL

Door to front, radiator and stairs to first floor.

## LOUNGE

13' 3"(min) (4.04m) 15' 6"(max) x 11' 1"(min 4.72m x3.38m) (approx)  
Window to front and radiator.

## KITCHEN/ DINER

9' 7" x 15' 6" (2.92m x 4.72m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated double oven, hob, integrated dishwasher, integrated washing machine, space for a freestanding fridge/ freezer. Window to rear and French doors to rear.

## OFFICE / BEDROOM 4

7' 6" x 11' 3" (2.29m x 3.43m) (approx) Window to front.

## CLOAKROOM

2' 9" x 7' 4" (0.84m x 2.24m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail.

## FIRST FLOOR LANDING

Loft access , cupboard overstairs and a further cupboard.

## BEDROOM 1

9' 3" x 11' 1" (2.82m x 3.38m) (approx) Window to front and radiator.

## BEDROOM 2

6' 7"(min) (2.01m) 9' 4" (max) x 12' 0" (2.84m x 3.66m) (approx)  
Window to rear and radiator.

## BEDROOM 3

5' 8" x 7' 5" (1.73m x 2.26m) (approx) Window to front and radiator.

## BATHROOM

4' 3" x 7' 7" (1.30m x 2.31m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

## OUTSIDE

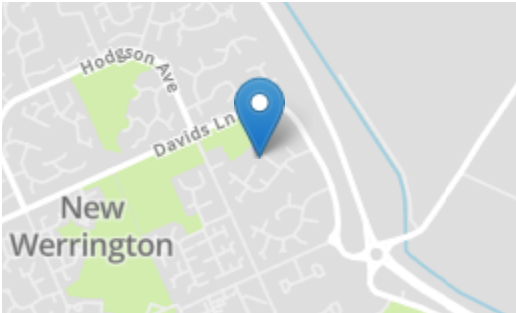
The rear of the property has fencing, laid to lawn patio area and side gate access.

## STORE ROOM

7' 6" x 12' 1" (2.29m x 3.68m) (approx) Door to rear.

## 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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

