



14 Sapperton, Werrington PE4 5BS

£325,000



*** CUL DE SAC IN WERRINGTON *** " Perfect for families, this 4 bedroom link-detached home is located in a sought after cul de sac in Werrington. Featuring a garage, parking, entrance hall, WC, kitchen, L-Shape lounge/diner with sliding doors out onto the garden, 4 bedrooms with an en-suite to bedroom 1 and bathroom. Viewings are essential to appreciate the location, and space this home has to offer. It is within close proximity to schools, parks and shops. epc Energy Rating - c/Council Tax Band - D".

ENTRANCE HALL

Door to front, understairs cupboard, radiator and stairs to first floor.

KITCHEN

10' 9" x 8' 6" (3.28m x 2.59m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob with extractor fan over, plumbing for a washing machine, space for a dishwasher and space for a fridge/ freezer. Window to front and door to side.

DINING / LIVING ROOM

11' " (min) (3.35m) 20' 7" (max) x 17' 6" (max)(6.27m x 5.33m) (approx) (L-Shape)Window to rear, window to side ,sliding door to rear and radiator.

CLOAKROOM

8' 4" x 3' 0" (2.54m x 0.91m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

LANDING

Window to side, loft access and overstairs cupboard.

BEDROOM 1

11' 2" x 11' 2" (3.40m x 3.40m) (approx) UPVC double glazed window to front and radiator.

ENSUITE

6' 4" x 5' 1" (1.93m x 1.55m) (approx) Fitted with a two piece suite comprising low level W/C and shower cubicle. UPVC double glazed window to side.

BEDROOM 2

9' 8" (min) (2.95m) 11' 2" (max) x 11' 1" (3.40m x 3.38m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

8' 2" x 7' 6" (2.49m x 2.29m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

8' 1" x 6' 1" (2.46m x 1.85m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over and heated towel rail.

OUTSIDE

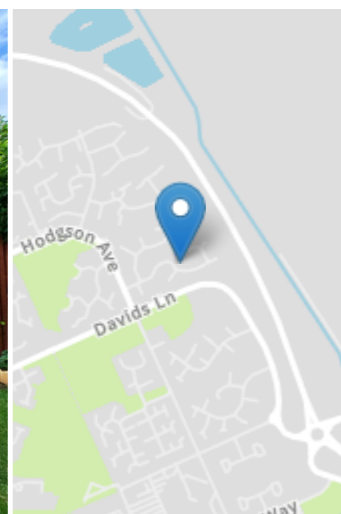
The front of the property has a driveway for parking. The rear of the property has fencing, patio area and laid to lawn.

GARAGE

A single 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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		