



Amberley Slope, Werrington PE4 6QG

£575,000



*** PRIVATE CUL DE SAC - AN EXQUISITE STONE BUILT HOME ***

Welcome to this stunning five-bedroom detached family home, beautifully crafted in stone and nestled within a peaceful private cul-de-sac in the sought-after VILLAGE of Werrington. Combining timeless elegance with practical modern living, this property offers spacious accommodation. On the ground floor, you will be greeted by a spacious entrance hallway that sets the tone for the rest of the property with its tasteful décor and natural light. With an open plan kitchen/breakfast/diner, the layout ensures a smooth flow, opening easily to the rest of the home. You will also find a conservatory, living room, utility room, office and cloakroom! On first floor, you will find five well-proportioned bedrooms that offer plenty of space. The principle suite is approximately 24'5" x 20'6", offering a 4 piece bathroom, built in wardrobes and the current owners have utilised the space for a small lounge area. There is also a family bathroom. Outside, the property is complemented by a rear garden, perfect for outdoor entertaining, gardening, or simply relaxing. There is also a driveway in front of the garage, a valuable convenience for any household. This exceptional stone-built home in Werrington offers a rare opportunity to acquire a spacious family residence in a prestigious location. With its blend of character, comfort, and practicality, we highly recommend an early viewing to fully appreciate all this property has to offer. Council Tax Band - F / EPC Energy Rating - C

ENTRANCE

7' 2" x 3' 8" (2.18m x 1.12m) (approx) Door to side.

HALLWAY

11' 4" x 11' 4" (3.45m x 3.45m) (approx) Stairs to first floor and radiator.

KITCHEN

22' 0" x 9' 8" (6.71m x 2.95m) (approx) Fitted with a range of base and eye level units with work surfaces over, breakfast bar, sink with mixer tap over, integrated double oven, integrated hob and space for dishwasher. Integrated double height fridge, integrated freezer. Window to side and French doors to conservatory. Open into:

DINING ROOM

10' 3" x 9' 6" (3.12m x 2.90m) (approx). French doors to rear and radiator.

UTILITY ROOM

9' 7" x 6' 0" (2.92m x 1.83m) (approx) Fitted with base units, sink with mixer tap, space for washing machine and space for tumble dryer. Door to side.

LIVING ROOM

14' 6" x 11' 8" (4.42m x 3.56m) (approx) Window to rear and radiator.

OFFICE

10' 4" x 6' 5" (3.15m x 1.96m) (approx) Window to front.

CONSERVATORY

14' 9" x 11' 5" (4.50m x 3.48m) (approx) French doors to side, windows to rear and windows to side.

CLOAKROOM

6' 7" x 6' 5" (2.01m x 1.96m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

24' 5" (MAX) (7.44m) 17'4" (MIN) x 20' 6" (MAX) (5.28m x 6.25m) 6'0" (MIN) (approx) Window to front, radiator, built in wardrobe and two skylights.

EN-SUITE

9' 2" x 6' 0" (2.79m x 1.83m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath, shower cubicle and heated flooring. Velux window to side.

BEDROOM TWO

15' 4" x 11' 9" (MAX) (4.67m x 3.58m) 8'9" (MIN) (approx) Window to rear and built in wardrobe.

BEDROOM THREE

10' 0" (MIN) (3.05m) 13'4" (MAX) x 9' 8" (MAX) (4.06m x 2.95m) 5'8" (MIN) (approx) Window to rear and fitted double wardrobe.

BEDROOM FOUR

9' 3" x 9' 8" (2.82m x 2.95m) (approx) Window to rear and cupboard.

BEDROOM FIVE

11'5" (min) 14' 7" (max) x 6' 4" (max) (4.45m x 1.93m) (approx) Window to front, cupboard and radiator.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower. Window to side.

GARAGE

20' 6" x 17' 1" (6.25m x 5.21m) (approx) Electric roller door to front.

OUTSIDE

Parking to the front of the 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.

