



18 Kilverstone, Werrington PE4 5DX

£425,000



" EXCEPTIONALLY PRESENTED AND VASTLY EXTENDED \*\*\* " Located in Werrington, this 4/5 bedroom home has been vastly extended to include skylights and an impressive 27ft x 29ft(max) open plan space. The garage has also been converted into a games room/5th bedroom. Downstairs also includes an entrance hall, cloakroom, utility and shower room. The upstairs comprises of 4 bedrooms with an en-suite to bedroom one and a family bathroom. EPC Energy Rating - D/Council Tax Band - E".

**ENTRANCE**

Door to front, stairs to 1st floor and radiator.

**OPEN PLAN KITCHEN/LIVING SPACE**

27' 4" x 23' 5" (MIN) 29'9" (into bay) (8.33m x 7.14m) APPROX. Fitted with a range of base and eye level units with work surfaces over, space for freestanding fridge/freezer, hob with adjustable extractor fan over, integrated double oven, microwave and heated draw, integrated dishwasher, sink with instant hot water mixer tap over and space for wine cooler. 2 x separate breakfast bars. Bay window to front, 4 x skylights and bifold doors to rear. 4 x vertical radiators.

**GAMES ROOM/BEDROOM 5**

17' 3" x 15' 6" (5.26m x 4.72m) APPROX. 2 x window to front, 2 x window to rear. Storage cupboard.

**UTILITY**

15' 6" x 8' 9" (MAX) (4.72m x 2.67m) Approx. L-shaped. Window to front and door to rear. Fitted with a range of base and eye level units with work surfaces over, space for undercounter washing machine, tumble dryer and loft access.

**UNFINISHED SHOWER ROOM PROJECT**

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Please note; there is no hot and cold water feed.

**CLOAKROOM**

Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to rear and understairs cupboard.

**1ST FLOOR LANDING**

Window to front, window to rear, cupboard and loft access.

**BEDROOM 1**

14' 3" (MAX) x 13' 5" (MAX) (4.34m x 4.09m) APPROX. L-SHAPE. Window to sides, radiator and 2 x wardrobe/cupboards.

**EN-SUITE**

Pocket door to bedroom 1. Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. Window to side.

**BEDROOM 2**

14' 2" x 8' 9" (MIN) 11'7" (MAX) (4.32m x 2.67m) APPROX. Slight L-shape. Window to front and radiator.

**BEDROOM 3**

12' 5" x 8' 3" (MAX) (3.78m x 2.51m) APPROX. Window to side and radiator.

**BEDROOM 4**

10' 0" x 8' 8" (MAX) (3.05m x 2.64m) APPROX. Window to front and radiator.

**BATHROOM**

7' 8" x 5' 4" (2.34m x 1.63m) APPROX. Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. Window to side.

**OUTSIDE**

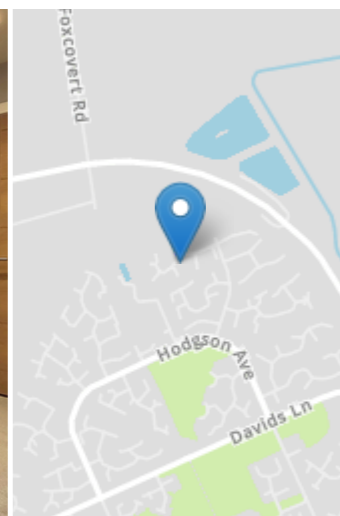
The front of the property has off road parking for multiple cars. The rear of the property features a shed/office space which has a fibre glass roof and electric. The rest of the garden is laid to lawn and enclosed with fencing.

**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.

**LOCAL INFORMATION**

5.4 mi approx to Peterborough train station. 0.8 mil approx to local primary school. Werrington itself has a vast range of local amenities from pubs, shops, Bannatyne health club, and cuckoos hollow which is a beautiful area with streams and a lake.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	55	71

EU Directive 2002/91/EC