


17 Gildale, Werrington PE4 6QY
£390,000


***** EXCEPTIONALLY PRESENTED AND SPACIOUS ***** " Just a stones throw away from Cuckoos Hollow, this beautifully presented and tastefully decorated 3 bedroom home is perfect for families and is located in a cul de sac. Featuring a spacious double garage with has potential to convert into a home office (subject to approved planning), off road parking for several cars, entrance hall, WC, kitchen/diner, large conservatory, living room, 3 bedrooms and family bathroom. There was previously an en-suite to bedroom 1 so there is plenty of space and potential, if this is something you require. EPC Energy Rating - D/ Council Tax Band - D".

ENTRANCE HALL

13' 5" x 5' 7" (4.09m x 1.70m) (approx) Door to front, UPVC double glazed window to front, radiator and stairs to first floor.

CLOAKROOM

5' 7" x 2' 4" (1.70m x 0.71m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. UPVC double glazed window to side.

KITCHEN / DINER

16' 5" x 11' 1" (5.00m x 3.38m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated double oven, hob with extractor fan, plumbing for a washing machine, integrated dishwasher and fridge/ freezer, radiator. UPVC double glazed window to rear. Open into:

CONSERVATORY

18' 9" x 11' 0" (5.71m x 3.35m) (approx) UPVC double glazed window to rear, French doors to side and radiator.

LOUNGE

17' 5" x 11' 3" (5.31m x 3.43m) (approx) UPVC double glazed window to front, French doors to conservatory and two radiators.

FIRST FLOOR LANDING

UPVC double glazed window to front, loft access and cupboard.

BEDROOM 1

16' 5" x 10' 3" (min) (5.00m x 3.12m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

11' 5" x 11' 1" (max) (3.48m x 3.38m) 9' 7" (min) (2.92m)(approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

8' 7" x 7' 7" (2.62m x 2.31m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

6' 8" x 10' 6" (max) (2.03m x 3.20m) 8' 2" (min) (2.49m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath, shower cubicle and heated towel rail. UPVC double glazed windows to front and side.

OUTSIDE

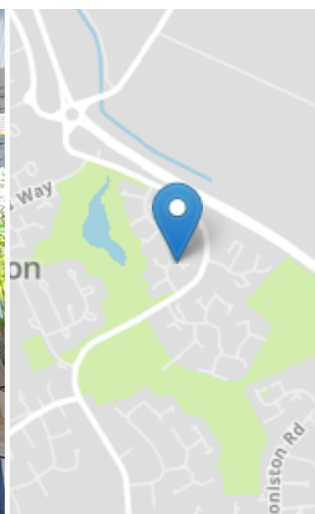
The front of the property has off road parking for several vehicles. The rear of the property has fencing, laid to lawn, patio area, electric points, mature shrubs and outside tap.

GARAGE

17' 4" x 16' 0" (5.28m x 4.88m) (approx) Two electric doors to front, UPVC double glazed windows to side and rear. Door to rear. Boiler.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	74