



15 Home Pasture, Werrington PE4 5AW

£240,000



*** CUL DE SAC LOCATION - WERRINGTON *** "No onward chain. Located in the sought after location of Werrington, this 3 bedroom detached home is situated in a cul de sac. The property benefits from a single garage, a good sized garden, three bedrooms, kitchen/diner, living room, CCTV cameras and parking. It is also within walking distance to local amenities such as Tesco's, playing fields, a skate park, a leisure facility and a secondary school. Viewings are highly recommended. EPC Energy Rating - C / Council Tax Band - B."

ENTRANCE HALL

Door to front aspect, door to garage.

KITCHEN

17' 7" x 9' 1" (5.36m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, hob with extractor fan over, tile splash back, space for a fridge / freezer, plumbing for a washing machine, integrated dishwasher and radiator. UPVC double glazed window to side aspect, UPVC double glazed window to front.

LOUNGE

17' 6" x 13' 1" (5.33m x 3.99m) (approx) UPVC French doors to rear, radiator and stairs to first floor.

LANDING

BEDROOM 1

9' 8" x 9' 8" (2.95m x 2.95m) (approx) UPVC double glazed window to rear, built in wardrobes and loft access.

BEDROOM 2

10' 5" x 9' 2" (3.17m x 2.79m) (approx) UPVC double glazed window to front, overstairs cupboard with tank enclosed and radiator.

BEDROOM 3

7' 5" x 6' 9" (2.26m x 2.06m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and radiator. UPVC double glazed window to front.

OUTSIDE

The front of the property is brick paved patio with a driveway leading to a single garage.

GARAGE

12' 6"(max) x 18' 6" (3.81m x 5.64m) A single garage with up and over door, door to garden, window to garden.

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.

