


Crowhurst, Werrington PE4 6JZ
£235,000


*** PERFECT 1ST TIME BUY OR FAMILY HOME *** " Guide price £235,000 - £240,000. Located in a cul de sac location in Werrington, this 4 bedroom end of terrace home is perfect for families. Downstairs of the home features a bedroom, shower room, modern kitchen/diner, living room, office and conservatory! Upstairs features 3 further bedrooms and another bathroom. Viewings are essential to appreciate the condition and space on offer. Council Tax Band - B / EPC Energy Rating - C "

ENTRANCE HALL

17' 4" x 6' 5" (max) (5.28m x 1.96m) (approx) Door to side, radiator and stairs to first floor. Utility cupboard with space for washing machine and dryer.

LIVING ROOM

17' 7" x 9' 7" (5.36m x 2.92m) (approx) Sliding door to conservatory and radiator.

KITCHEN / DINER

13' 4" x 10' 9" (4.06m x 3.28m) (approx.) Fitted with a range of base and eye level units with work surfaces over, integrated larder cupboard, sink with mixer tap, integrated dishwasher, integrated fridge / freezer, integrated double oven and induction hob, and space for wine cooler. Two windows to front and radiator.

CONSERVATORY

6' 9" x 10' 6" (2.06m x 3.20m) (approx) French doors to rear and two windows to rear.

BEDROOM TWO

11' 5" (min) (3.48m) 13' 8"(max) x 9' 5" (4.17m x 2.87m) (approx.) Window to side, radiator and built in storage.

SHOWER ROOM

6' 8" x 7' 5" (2.03m x 2.26m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and walk- in shower. Window to rear and heated towel rail.

OFFICE

6' 6" x 5' 6" (1.98m x 1.68m) (approx.) Window to rear and radiator.

FIRST FLOOR LANDING

Overstairs cupboard with boiler in and a airing cupboard with radiator.

BEDROOM ONE

12' 3" (into wardrobe) (3.73m) 10' 4" (to wardrobe) x 11' 5" (3.15m x 3.48m) (approx.) Window to front , built in wardrobes and radiator.

BEDROOM THREE

7' 7" x 10' 8" (2.31m x 3.25m) (approx.) Window to rear, radiator and built in storage.

BEDROOM FOUR

9' 7" x 6' 5" (2.92m x 1.96m) (approx.) Window to rear, built in storage and radiator.

BATHROOM

5' 8" x 5' 5" (1.73m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front and heated towel rail.

OUTSIDE

The front of the property has communal parking.
The rear of the property is mainly laid to lawn with slatted areas and gravel. There is also a side gate.

AGENTS NOTE

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		87
(69-80) C	74	
(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		

