



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 slabbed 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.

