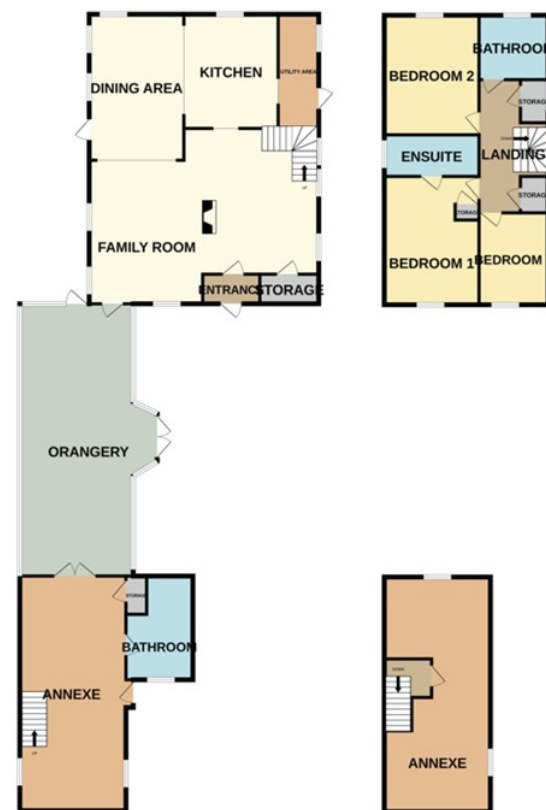



49 Bracken House, The Green, Werrington PE4 6RT
£600,000


*** BESPOKE FAMILY HOME WITH 2 STOREY ANNEXE *** " Located down a private drive, this sensational and unique home must be viewed to be appreciated. The home has outdoor space sectioned up, with ample parking to the front, a courtyard in the middle, and a low maintenance rear garden. The home itself comprises of a fantastic open plan space with a log burner in the middle, kitchen with marble work tops, dining area and utility room - the perfect family space. You will also find a spacious orangerie, 3 bedrooms with an ensuite to bedroom one, family bathroom, and a 2 storey annexe with it's own entrance, shower room and bedroom space. This home is an opportunity to be in the heart of Werrington Village, and isn't one to be missed. EPC Energy Rating - D/Council Tax Band - E "

PORCH

Door to front, door:-

ORANGERY

32' 9" x 13' 7"(min) (9.98m x 4.14m) 16' 3" (max) (4.95m) (approx) French doors to courtyard, door to rear and windows to sides.

OPEN PLAN FAMILY SPACE

17' 2" x 27' 5" (5.23m x 8.36m) (approx) Door to front, window to front, windows to side, stairs, log burner, cupboard and open into:-

DINING ROOM

11' 5" x 17' 6" (3.48m x 5.33m) (approx) Door to side, window to rear, window to sides, open into:-

KITCHEN / BREAKFAST ROOM

11' 3" x 13' 6" (3.43m x 4.11m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, integrated dishwasher, integrated fridge/ freezer and breakfast bar with hob. Window to rear.

UTILITY ROOM

4' 6" x 11' 1" (min)(1.37m x 3.38m) (approx) Plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Window to side and door to side.

FIRST FLOOR LANDING

Two cupboards, window to side.

BEDROOM 1

Window to front, built in wardrobe and storage cupboard.

EN- SUITE

Fitted with a four piece suite comprising low level W/C, two wash hand basins and shower cubicle. Window to side.

BEDROOM 2

Window to rear.

BEDROOM 3

Window to front.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and free standing bath. Window to rear.

ANNEXE GROUND FLOOR

12' 8" x 28' 1" (3.86m x 8.56m) (approx) Door to side, windows to sides, radiator, cupboard and stairs to first floor.

ANNEXE BATHROOM

5' 5"(min) x 12' 6" (1.65m x 3.81m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail.Window to front.

ANNEXE FIRST FLOOR

29' 3" (8.92m) 6' 6"(min) x 12' 7"(max) (1.98m x 3.84m) (approx) Window to rear, window to side and two radiators.

OUTSIDE

The property is broken up into three areas. At the front you have ample parking, a store area and garage. You then have an inner hall to lead you to the courtyard and door to main house. At the rear of the property you'll find decking, astro turf and pond.

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.

AGENT NOTES

The property has solar panels full details are held in branch.



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		
	65	78