



Hythegate, Werrington PE4 7ZP

£575,000



**ENTRANCE HALL**

4' 3" (min) (1.30m) 10' 2" (max) x 15' 2" (3.10m x 4.62m) (approx) Door to front, radiator and stairs to first floor.

**W/C**

2' 9" x 8' 8" (0.84m x 2.64m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front and heated towel rail.

**KITCHEN / DINING**

9' 9" (min) (2.97m) 21' 4" (max) x 22' 2" (max) (6.50m x 6.76m) (approx) Fitted with a range of base and eye level units with marble work tops over. integrated coffee machine, integrated oven, integrated steam oven, integrated micro oven, sink unit with mixer tap, space for freestanding fridge / freezer, integrated dishwasher, integrated wine cooler, and breakfast bar. Window to rear, bifold door to rear, radiator and bifold door to:

**LIVING ROOM**

10' 7" (min) (3.23m) 12' 0" (max) x 22' 4" (3.66m x 6.81m) (approx) Window to front, window to side, radiator and log burner.

**UTILITY**

10' 4" x 5' 9" (3.15m x 1.75m) (approx) Fitted with base units with marble work tops over, space for washing machine and space for tumble dryer. Window to rear.

**ROOM**

10' 1" x 10' 3" (3.07m x 3.12m) (approx) Fitted with base units and a two piece suite comprising wash hand basin and shower cubicle. Window to rear and door to side.

**ROOM**

6' 8" (min) (2.03m) 8' 4" (max) x 16' 0" (2.54m x 4.88m) (approx) Window to side, skylight and cupboard.

**FIRST FLOOR LANDING**

**BEDROOM ONE**

11' 5" (min) (3.48m) 13' 1" (into bay) x 11' 2" (3.99m x 3.40m) (approx) Bay window to front, radiator and air con.

**ENSUITE**

9' 2" x 5' 5" (2.79m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to front and heated towel rail.

**BEDROOM TWO**

8' 3" x 9' 9" (2.51m x 2.97m) (approx) Two velux windows to rear.

**DRESSING AREA**

10' 2" (min) (3.10m) 11' 9" (max) x 9' 4" (3.58m x 2.84m) (approx) Window to front and radiator.

**ENSUITE**

2' 9" (min) (0.84m) 6' 1" (max) x 4' 6" (1.85m x 1.37m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to side.

**BEDROOM THREE**

11' 2" x 11' 4" (3.40m x 3.45m) (approx) Window to rear.

**BEDROOM FOUR**

7' 8" x 10' 0" (2.34m x 3.05m) (approx) Window to rear and radiator.

**BATHROOM**

7' 7" x 9' 5" (2.31m x 2.87m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear and heated towel rail.

**DOUBLE GARAGE**

17' 7" x 17' 0" (5.36m x 5.18m) (approx) Boiler enclosed.

**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.

