



Wertheim Way, Stukeley Meadows PE29 6US

£362,500



- Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Living Room And Dining Room
- Garage And Driveway
- Well Presented Throughout
- Highly Sought After Location
- Walking Distance To Station And Town Centre

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	69	76

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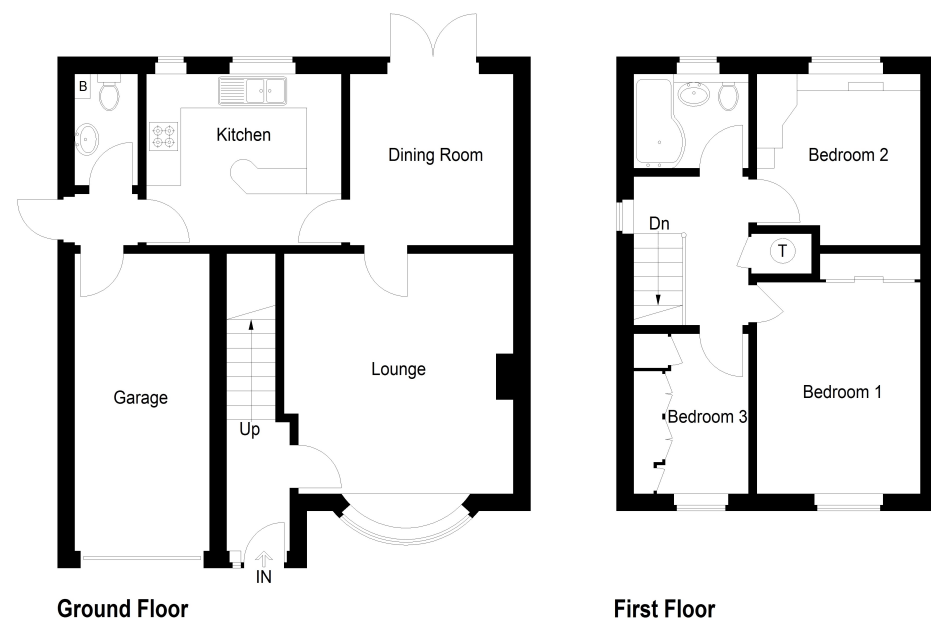
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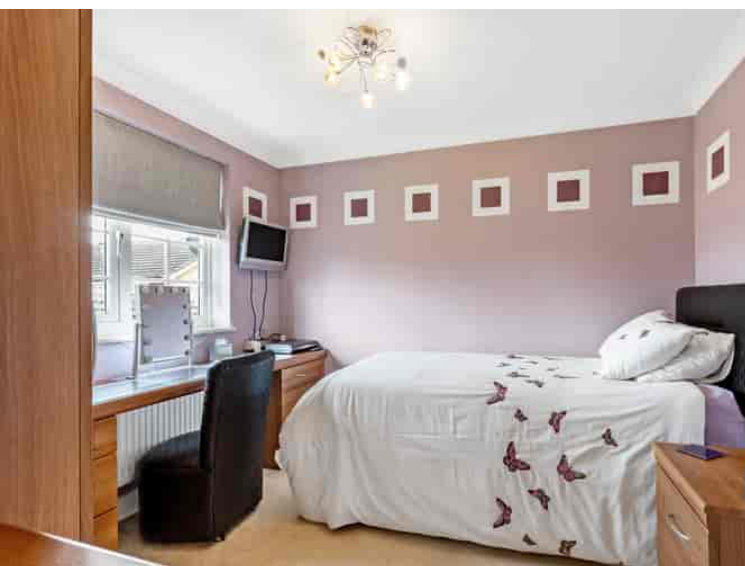
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1251492)
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UPVC Double Glazed Door To

Entrance Hall

Radiator, stairs to first floor.

Living Room

14' 0" x 13' 1" (4.27m x 3.99m)

Double glazed window to front aspect, coving to ceiling, radiator, central feature fireplace with inset gas fire.

Dining Room

9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed French doors to rear, coving to ceiling, radiator.

Kitchen/Breakfast Room

11' 1" x 9' 6" (3.38m x 2.90m)

Two double glazed windows to rear aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, electric oven and induction hob with cooker hood over, space and plumbing for dishwasher and washing machine, integrated microwave, breakfast bar, radiator, tiled flooring with underfloor heating, pantry.

Side Hall

UPVC double glazed door to side aspect, tiled flooring.

Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, coving to ceiling, tiled flooring.

First Floor Landing

Access to loft space, double glazed window to side aspect, coving to ceiling.

Bedroom 1

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed window to front aspect, ceiling fan, radiator, built in wardrobe and drawer units.

Bedroom 2

9' 8" x 9' 4" (2.95m x 2.84m)

Double glazed window to rear aspect, radiator, built in wardrobe providing hanging and shelf space.

Bedroom 3

9' 1" x 4' 4" (2.77m x 1.32m)

Currently used as a **Dressing Room**. built in wardrobe, double glazed window to rear aspect, coving to ceiling, radiator.

Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped panel bath with shower screen and shower unit over, heated towel rail, extractor fan, tiled flooring.

Outside

The block paved driveway provides off road parking provision for two to three vehicles leading to the **Single Garage** with up and over door, power and lighting. The roof has recently been replaced. The front garden is laid to lawn with borders and hedging, outside lighting. Side gated access leads to the rear garden with patio seating area, laid to lawn, borders, raised decked seating area, outside tap, outside lighting and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - D

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