


34 Wycliffe Grove, Werrington PE4 5DE
£367,500


*** EXCEPTIONALLY PRESENTED FAMILY HOME *** " No onward chain. Located in a cul de sac in the sought after village of Werrington, this detached 4 bedroom home overlooks green space - perfect for the little ones to play! The home has vastly been updated and renovated, including the conversion of the double garage to a games room, new composite doors and windows and oak internal doors, just to name a few. Inside the home you will find an entrance hall, WC, kitchen/diner, living room, 4 bedrooms and the family bathroom. There is also CCTV included. EPC Energy Rating - C / Council Tax Band - C ".

ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN / DINER

11' 2" x 15' 4" (3.40m x 4.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, range cooker, induction hob, integrated washing machine and dishwasher, integrated fridge/ freezer and radiator. UPVC double glazed windows to front and rear, door to rear.

CLOAKROOM

4' 3"(max) x 5' 8" (1.30m x 1.73m) (approx)(irregular shape) Fitted with a two piece suite comprising low level W/C and wash hand basin. UPVC double glazed window to front.

LOUNGE

15' 4" x 17' 0" (4.67m x 5.18m) (approx) Irregular shape. UPVC double glazed windows to front and rear, fireplace with electric fire and radiator.

FIRST FLOOR LANDING

UPVC double glazed window to rear, cupboard with boiler enclosed.

BEDROOM 1

14' 0" x 8' 5" (4.27m x 2.57m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

11' 4" x 8' 6" (3.45m x 2.59m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 3

11' 8" x 6' 6" (3.56m x 1.98m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 4

8' 8" x 7' 2" (2.64m x 2.18m) (approx) UPVC double glazed window to front and radiator. Cupboard.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, P shaped bath with rain head shower over and heated towel rail. UPVC double glazed window to rear.

GAMES ROOM

16' 1" x 16' 0" (4.90m x 4.88m) (approx) Sliding door to garden, built in speakers and radiator.

OUTSIDE

The front of the property has laid to lawn, pathway leading to front door, gravel area, side parking and double driveway providing off road parking. The rear of the property has fencing, laid to lawn and paved patio area and large garden shed. There is CCTV staying with the property. There is LED soffit lighting and outside wall lighting.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		73
(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	