



3 Far Pasture, Werrington PE4 5AZ

£350,000



*** INDOOR SWIMMING POOL! *** " Extended and refurbished to an incredibly high standard, this 4 bedroom detached home features it's very own indoor swimming pool with jet stream. Featuring an entrance porch, living space with media wall and built in storage, kitchen/diner, 4 bedrooms with en-suite to one, family bathroom, workshop, decking area with gazebo and of course, the pool house. The property itself backs onto playing fields, ideal for the kids to play in, or for when guests are over in the summer. EPC Energy Rating - C/ Council Tax Band - B".

ENTRANCE

Door to front.

LOUNGE / DINER

21' 1" (max) x 20' 1" (max) (6.43m x 6.12m) 17' 6"(min)(5.33m) (approx) UPVC double glazed window to front, UPVC double glazed window to rear, bifold doors to rear, radiator, three vertical radiators, media wall with built in storage and stairs to first floor.

KITCHEN / BREAKFAST ROOM

17' 7" x 9' 2" (5.36m x 2.79m) (approx) Fitted with a range of base and eye level units with quartz work surfaces over, integrated oven, five ring gas hob with extractor fan over, microwave oven, integrated dishwasher, integrated fridge/freezer, breakfast bar and radiator. UPVC double glazed window to rear, Door to rear.

FIRST FLOOR LANDING

UPVC double glazed window to front, loft access and radiator.

BEDROOM 1

11' 7" x 9' 5" (3.53m x 2.87m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 2

12' 0" (max) x 9' 5" (max) (3.66m x 2.87m) (approx) UPVC double glazed window to rear and radiator.

EN SUITE

4' 5" x 4' 5" (1.35m x 1.35m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and cupboard.

BEDROOM 3

11' 5" x 7' 6" (min) (3.48m x 2.29m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

9' 4" (max) (2.84m) 5' 0" (min) x 15' 0" (1.52m x 4.57m) (approx) Two UPVC double glazed windows to front and two radiators.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, cupboard housing a hot water tank and heated towel rail. UPVC double glazed window to front.

OUTSIDE

The front of the property has off road parking for several vehicles. The rear of the property has fencing, astroturf, decking area gazebo and gate access to field.

WORKSHOP

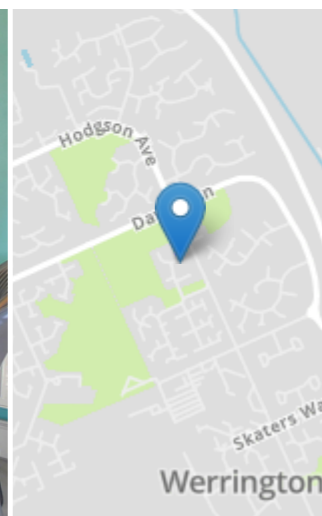
Fitted with an electric door providing lots of storage space.

POOL ROOM

25' 0" x 12' 4" (7.62m x 3.76m) (approx) The pool is 6 metres x 3 metres, with horsepower jets. Three window to side and French doors to side.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	84

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.