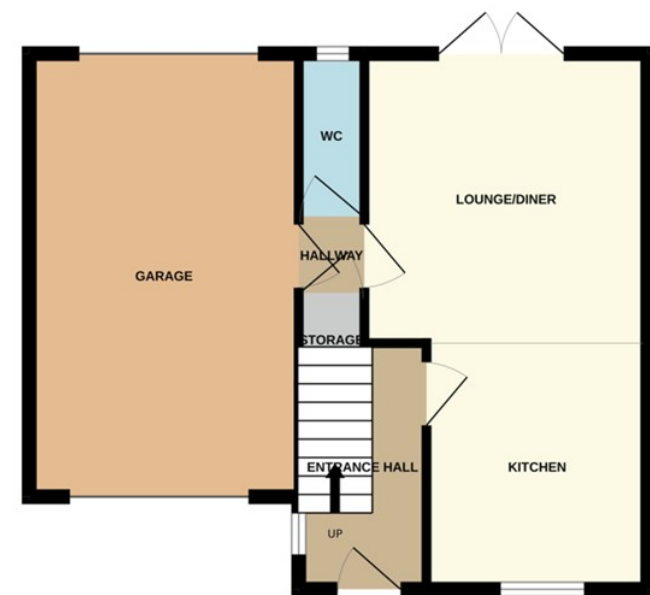



Baron Court, Werrington PE4 7ZE
£298,000


*** EXQUISITE COTTAGE STYLE HOME WITH BALCONY *** " Exceptionally presented, this cottage style home is just a cut through away from Cuckoo's Hollow, perfect for those evening walks. The home itself features a garage, driveway, entrance hall, open plan kitchen/living space with french doors out onto the garden, WC, spacious 1st floor lounge/bedroom with sliding doors out onto the balcony, 2 further double bedrooms both with storage, and a bathroom. Viewings are essential to appreciate the charm and space on offer! Council Tax Band - C / EPC Energy Rating - C ".

ENTRANCE

10' 4" x 5' 3" (3.15m x 1.60m)
(approx) Door to front, window to side and stairs to first floor.

KITCHEN

8' 8" x 9' 8" (2.64m x 2.95m)
(approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated oven and gas hob, integrated fridge / freezer, integrated dishwasher, and wall mounted boiler. Window to front. Open into:

LOUNGE / DINER

11' 6" x 11' 4" (3.51m x 3.45m)
(approx) French doors to rear and radiator.

INNER HALL

Cupboard.

W/C

6' 5" x 2' 7" (1.96m x 0.79m)
(approx) Low level W/C and wash hand basin. Window to rear.

FIRST FLOOR

Airing cupboard and access to loft.

LIVING ROOM

10' 6" x 17' 1" (3.20m x 5.21m)
(approx) Window to rear and French doors to:

BALCONY

BEDROOM ONE

8' 5" (min) (2.57m) 10' 2" (into bay) x 11' 5" (3.10m x 3.48m) (approx)
Bay window to front, radiator and cupboard.

BEDROOM TWO

13' 7" (max into wardrobe) (4.14m) 10' 7" (min) x 8' 6" (3.23m x 2.59m) (approx) Window to rear, radiator and built in wardrobe.

BATHROOM

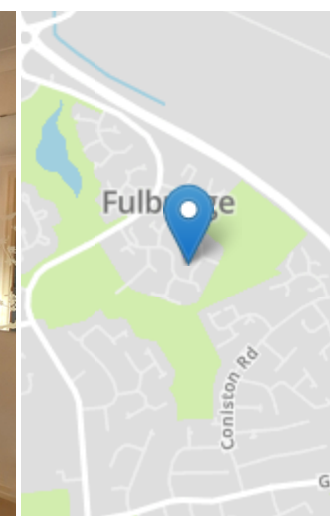
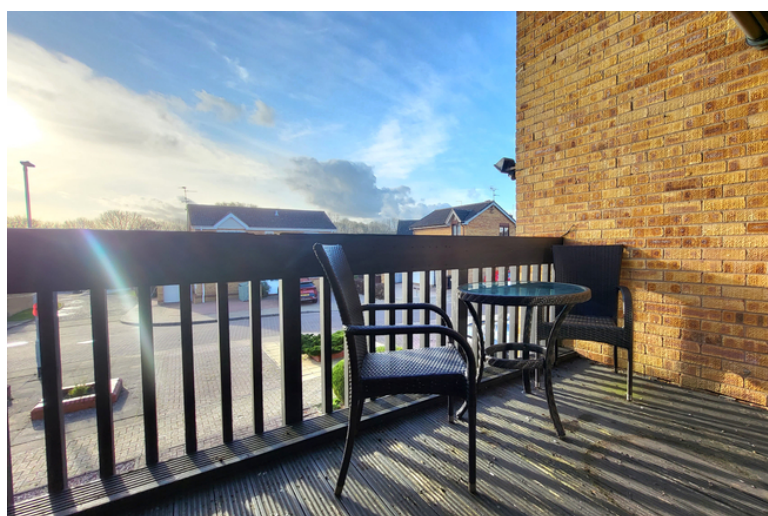
7' 4" x 5' 6" (2.24m x 1.68m)
(approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

GARAGE

17' 5" x 10' 8" (5.31m x 3.25m)
(approx) Up and over door to front and rear.

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	70	81
EU Directive 2002/91/EC		