



37 Temple Grange, Werrington PE4 5DN

£425,000



*** ONE BEDROOM ANNEX WITH KITCHEN AND WET ROOM + ADDITIONAL 5 BEDROOMS! *** " GUIDE PRICE £425,000 - £440,000. Beautifully presented throughout with a newly fitted kitchen and bathroom, this 6 bedroom home is located in a sought after cul de sac in Werrington. The home has been extended to benefit from a one bedroom annex with kitchen and wet room, and an open plan, spacious, lounge/diner. In addition, there is another 5 bedrooms, 2 with en-suites and a family bathroom. There is ample parking to the front of the property, making this home perfect for families. There is an abundance of space on offer and it's versatile! Viewings recommended. Council Tax Band - E // EPC Rating - C"

ENTRANCE

Door to front, understairs cupboard with space for washing machine, radiator and stairs to first floor.

KITCHEN

Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob with extractor fan over, integrated fridge/ freezer. Window to front and door to side.

LOUNGE / DINER - OPEN PLAN

14' 9" x 22' 6" (4.50m x 6.86m) (approx) French doors to rear, Two windows to rear and ceiling windows.

ANNEXE - KITCHEN / LIVING

10' 8"(min)(3.25m) 16' 9" (max) x 8' 7" (5.11m x 2.62m) (approx) French doors to rear, radiator, integrated oven, hob, sink unit, integrated fridge and two velux windows to celing.

ANNEXE - WET ROOM

4' 5" x 6' 4" (1.35m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower.

ANNEXE - BEDROOM

8' 8" x 9' 9" (2.64m x 2.97m) (approx) Window to side and radiator.

BEDROOM 5

5' 8" x 12' 1" (1.73m x 3.68m) (approx) Window to front and radiator.

INNER HALL

Cupboard.

SHOWER ROOM

5' 2" x 5' 2" (1.57m x 1.57m) (approx)Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to side.

CLOAKROOM

2' 5" x 6' 2" (0.74m x 1.88m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

FIRST FLOOR LANDING

Cupboard with hot water tank and loft access.

BEDROOM 1

9' 4" (min)(2.84m) 13' 3"(max) x 12' 4" (4.04m x 3.76m) (approx) Window to front, two cupboards and radiator.

EN SUITE

5' 1" x 9' 1"(max) (1.55m x 2.77m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM 2

7' 9" x 12' 5" (2.36m x 3.78m) (approx) Window to rear and radiator.

BEDROOM 3

7' 9" x 11' 6" (2.36m x 3.51m) (approx) Window to rear, open wardrobe and radiator.

BEDROOM 4

7' 3" x 11' 4"(max) (2.21m x 3.45m) (approx) Window to front, cupboard and radiator.

BATHROOM

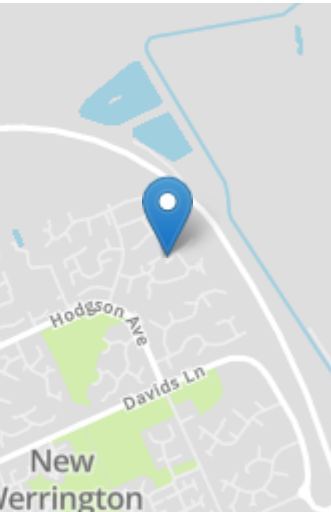
5' 4" x 7' 3" (1.63m x 2.21m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

OUTSIDE

The front of the property has a driveway with parking for several vehicles. The rear of the property is mainly laid to lawn with a decking area.

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 