



**13 Hythegate, Werrington PE4 7ZP**

**£475,000**



\*\*\* EXECUTIVE SWEDISH BUILD FAMILY HOME IN SOUGHT AFTER CUL DE SAC IN WERRINGTON \*\*\* " This immaculate family home is situated at the end of a small cul-de-sac and provides fantastic family accommodation. Featuring an entrance hall, living room, kitchen, dining area, living area, sun room, cloakroom, 4 good size bedrooms with an en-suite to bedroom one, family bathroom, garage and driveway. Viewings are highly recommended to appreciate the location of this home - just a walking distance away from Cuckoo's Hollow and the presentation this home has to offer. EPC Energy Rating - C/ Council Tax Band - E ".



### ENTRANCE HALL

10' 7" x 12' 6" (3.23m x 3.81m) (approx)  
Door to front and stairs to first floor.

### CLOAKROOM

5' 3"(max) x 5' 5"(max) (1.60m x 1.65m)  
(approx) (slight L-shape) Fitted with a two  
piece suite comprising low level W/C,  
vanity unit . Window to front.

### KITCHEN

9' 0" x 21' 2" (2.74m x 6.45m) (approx)  
Fitted with a range of base and eyelevel  
units with work surfaces over, sink with  
mixer tap, integrated oven, hob, glass  
angled cooker hood, integrated  
dishwasher, washing machine, space for  
a fridge/ freezer. Window to rear and door  
to rear.

### PANTRY

Fitted with eye level units, space for  
undercounter appliances.

### LOUNGE

12' 1" x 13' 1"(min) (3.68m x 3.99m) 15'  
3" (into bay) (4.65m) (approx) Bay  
window to front and radiator. Open into:-

### DINING ROOM

8' 8" x 12' 1" (2.64m x 3.68m) (approx)  
Door to:-

### GAMES ROOM

10' 4" x 12' 4" (3.15m x 3.76m) (approx)  
French doors to side, windows to side and  
rear. Radiator.

### FIRST FLOOR LANDING

Window to front and cupboard with  
radiator enclosed.

### BEDROOM 1

11' 3" x 15' 3"(into bay not including  
wardrobes) (3.43m x 4.65m) 13' 3" (min)  
(not including wardrobes)(4.04m)  
(approx) Bay window to front, built in  
wardrobes and radiator.

### ENSUITE

8' 1" x 9' 3" (2.46m x 2.82m) (approx)  
Fitted with a three piece suite comprising  
low level W/C, vanity unit with wall  
mounted large LED mirror, shower cubicle  
and radiator. Window to front.

### BEDROOM 2

6' 9"(min) (not including wardrobes)  
(2.06m) 9' 6"(max) (not including  
wardrobes) x 15' 7" (2.90m x 4.75m)  
(approx) Window to front, window to rear,  
built in wardrobes.

### BEDROOM 3

9' 6"(max) x 7' 8"(min) (2.90m x 2.34m)  
11'8"(min) x 14' 6"(max) (3.56m x 4.42m)  
(approx) Window to rear and radiator.

### BEDROOM 4

8' 9"(min) (2.67m) 11' 3"(max) x 9' 7"  
(3.43mx2.92m) (approx) Window to rear.

### BATHROOM

5' 5" x 7' 1" (1.65m x 2.16m) (approx)  
Fitted with a three piece suite comprising  
low level W/C, wash vanity unit P shape  
bath with shower over and wall mounted  
LED mirror. Window to front.

### GARAGE

Integral

### OUTSIDE

The rear of the property has mature  
shrubs, trees, laid to lawn and brick  
paving.

### 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	