

**89 Temple Grange, Werrington PE4 5DW****£350,000**

*** Guide price £350,000 - £370,000 *** " Nestled in a cul de sac in the popular village of Werrington, this 4 bedroom detached property is the ideal family home. Featuring parking, garage, entrance hall, living room, dining room, conservatory, kitchen, WC, 4 bedrooms with an en-suite to bedroom one and family bathroom. Viewings are essential to appreciate location and the condition this home has to offer. "

ENTRANCE

10' 4" (min) (3.15m) 13' 4" (max) x 6' 2" (max) (4.06m x 1.88m) (approx) Door to front, stairs to first floor, radiator and understairs cupboard.

W/C

6' 2" x 2' 4" (1.88m x 0.71m) (approx) Low level W/C, wash hand basin, radiator and UVPC window to front.

KITCHEN

14' 6" x 8' 7" (4.42m x 2.62m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven and hob, space for undercounter washing machine, space for tumble dryer, space for dishwasher and space for freestanding fridge/ freezer. Door to side, UVPC window to front, wall mounted boiler and radiator.

LIVING ROOM

11' 2" x 14' 7" (3.40m x 4.45m) (approx) Radiator and sliding doors to conservatory. Open into:

DINING

8' 8" x 10' 0" (2.64m x 3.05m) (approx) Radiator and UVPC window to rear.

CONSERVATORY

12' 8" x 8' 9" (3.86m x 2.67m) (approx) French doors to side, radiator and UVPC windows to rear and side.

FIRST FLOOR

Airing cupboard.

BEDROOM ONE

9' 4" (min) (2.84m) 13' 5" (max) x 12' 3" (4.09m x 3.73m) (approx) Two cupboards, radiator, access to loft and UVPC window to front.

EN-SUITE

7' 5" (max) x 7' 6" (max) (2.26m x 2.29m) (approx) L-shape. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and UVPC window to side.

BEDROOM TWO

12' 4" x 7' 9" (3.76m x 2.36m) (approx) Radiator and UVPC window to rear.

BEDROOM THREE

8' 0" (to wardrobe) x 11' 4" (2.44m x 3.45m) (approx) Radiator, built in wardrobe and UVPC window to rear.

BEDROOM FOUR

8' 3" (min) (2.51m) 11' 4" (max) x 4' 5" (min) (3.45m x 1.35m) 7' 3" (max) (2.21m) (approx) L-shape. Radiator, cupboard and two UVPC window to front.

BATHROOM

7' 3" x 5' 4" (2.21m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Heated towel rail and UVPC window to side.

INTEGRAL GARAGE

OUTSIDE

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.

