



**Long Pasture, Werrington PE4 5AX**

**£260,000**



\*\*\* CUL DE SAC LOCATION \*\*\* " Beautifully presented and nestled in a cul de sac, this 3 bedroom detached home is the perfect family home or first time buy. Featuring a garage and parking, porch, living room, dining room, kitchen, 3 bedrooms, modern bathroom and a beautiful garden space. Viewings are essential to appreciate the location and also the condition. Council Tax Band - B / EPC Rating - C "



## PORCH

4' 5" x 7' 7" (1.35m x 2.31m) (approx) Door to side, UVPC windows to front and side and radiator.

## LIVING ROOM

17' 7" x 13' 0" (5.36m x 3.96m) (approx) UVPC window to front, radiator and stairs to first floor.

## KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, oven and hob, space for undercounter dishwasher and space for undercounter washing machine. UVPC window to rear and wall mounted boiler. Open into:

## DINING ROOM

9' 5" x 9' 3" (2.87m x 2.82m) (approx) French doors to rear, space for freestanding fridge / freezer and space for undercounter tumble dryer.

## FIRST FLOOR LANDING

Radiator and loft access.

## BEDROOM ONE

12' 1" (max) (3.68m) 9' 8" (min) x 9' 8" (to wardrobe) (2.95m x 2.95m) 11' 8" (into wardrobe) (3.56m) (approx) UVPC window to front and built in wardrobe.

## BEDROOM TWO

12' 2" (max) (3.71m) 10' 5" (min) x 10' 0" (max) (3.17m x 3.05m) 9' 1" (min) (2.77m) (approx) UVPC window to rear, radiator and overstairs cupboard.

## BEDROOM THREE

7' 5" x 6' 0" (2.26m x 1.83m) (approx) UVPC window to front and radiator.

## BATHROOM

6' 1" x 6' 7" (1.85m x 2.01m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. UVPC window to rear and heated towel rail.

## GARAGE

16' 8" x 7' 4" (5.08m x 2.24m) (approx) Garage door to front and door 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.

