



29 Sapperton, Werrington PE4 5BS

£375,000



*** WELL PRESENTED AND SPACIOUS FAMILY HOME *** " Located in the sought after village of Werrington, this 4 bedroom detached home is perfect for families. Featuring parking for multiple vehicles, a garage, entrance hall, cloakroom, spacious kitchen/diner, living room, 4 bedrooms with an en-suite to bedroom 1 and family bathroom. The home is located at the bottom of a cul de sac, and is within walking distance to both primary and secondary schools and local amenities such as the leisure centre and Tesco's. Viewings highly recommended. EPC Energy Rating - C/Council Tax Band - D".

ENTRANCE HALL

13' 0" x 9' 9" (3.96m x 2.97m) (approx) Door to side, window to front, understairs cupboard and stairs to first floor.

CLOAKROOM

5' 7" x 3' 2" (1.70m x 0.97m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to front.

LOUNGE

19' 5" x 11' 3" (5.92m x 3.43m) (approx) Sliding doors to rear and UPVC double glazed window to front and two radiators.

KITCHEN / DINER

19' 5" x 18' 6" (5.92m x 5.64m) (approx) (L-Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker with extractor fan over, plumbing for a washing machine, integrated dishwasher, space for a fridge/ freezer and two radiators. Door to side, windows to side and rear. French doors to rear.

FIRST FLOOR LANDING

Loft access, cupboard and window to front.

BEDROOM 1

12' 8" x 9' 6" (3.86m x 2.90m) (approx) UPVC double glazed window to rear and radiator.

EN- SUITE

6' 5" x 5' 7" (1.96m x 1.70m) (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

11' 3" x 9' 3" (3.43m x 2.82m) (approx) Window to front and radiator.

BEDROOM 3

11' 3" x 9' 8" (3.43m x 2.95m) (approx) Window to rear and radiator.

BEDROOM 4

8' 4" x 6' 8" (2.54m x 2.03m) (approx) Window to rear and radiator.

BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to front.

OUTSIDE

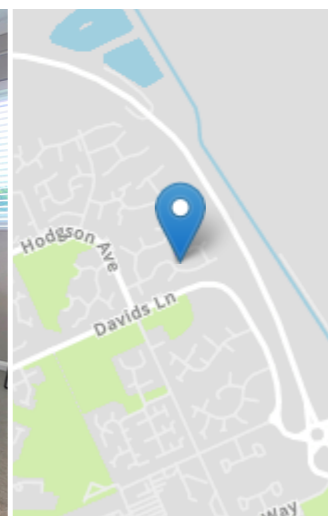
The front of the property is mainly laid to gravel, which provides off road parking for several vehicles. Mature shrubs and a driveway leading to garage. The rear of the property has fencing, decking area, laid to lawn with mature shrubs.

GARAGE

17' 1" x 7' 6" (5.21m x 2.29m) (approx) A single garage with up and over 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.



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		
		85
	74	
England, Scotland & Wales		
EU Directive 2002/91/EC		