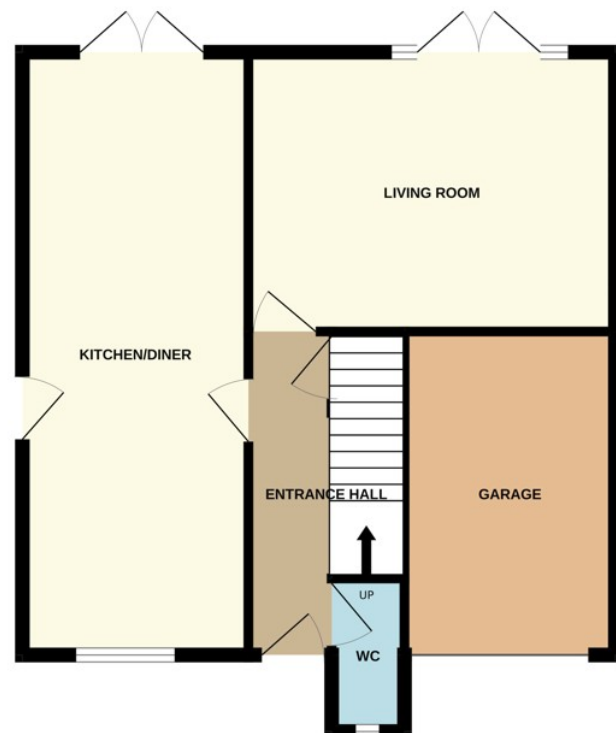



11 Temple Grange, Werrington PE4 5DN
£375,000


*** CUL DE SAC LOCATION *** " Located in the highly desirable village of Werrington, this 4 bedroom detached home is well presented throughout. Featuring parking, garage, entrance hall, kitchen/diner, living room, WC, 4 bedrooms with an en-suite to bedroom one, and a family bathroom. Viewings are highly recommended to appreciate this beautifully presented family home. Council Tax Band - D / EPC Energy Rating - D "

ENTRANCE

6' 2" x 13' 5" (1.88m x 4.09m) (approx)
Door to front, radiator, stairs to first floor and under stairs cupboard.

LIVING ROOM

11' 2" x 14' 7" (3.40m x 4.45m) (approx)
French doors to rear, two windows to rear and radiator.

KITCHEN / DINER

Fitted with a range of base and eye level units, sink unit with mixer tap, integrated double oven, space for washing machine, space for dishwasher, integrated hob and integrated fridge. French doors to rear, door to side, window to front and radiator.

W/C

2' 4" x 6' 1" (0.71m x 1.85m) (approx)
Low level W/C, wash hand basin and heated towel rail. Window to front.

FIRST FLOOR

Loft access and cupboard with hot water tank.

BEDROOM ONE

13' 4" (max) (4.06m) 9' 3" (min) x 12' 4" (2.82m x 3.76m) (approx)
Window to front, radiator and built in wardrobes.

ENSUITE

7' 3" (max) (2.21m) 5' 1" (min) x 9' 0" (1.55m x 2.74m) (max) (approx)
Fitted with a three piece suite comprising of low level W/C, wash hand basin and shower cubicle. Window to side and heated towel rail.

BEDROOM TWO

7' 9" x 12' 4" (2.36m x 3.76m) (approx)
Window to rear and radiator.

BEDROOM THREE

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

BEDROOM FOUR

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

BATHROOM

5' 4" x 7' 2" (1.63m x 2.18m) (approx)
Fitted with a three piece suite comprising of low level W/C, Wash hand basin and bath with shower over. Window to side and heated towel rail.

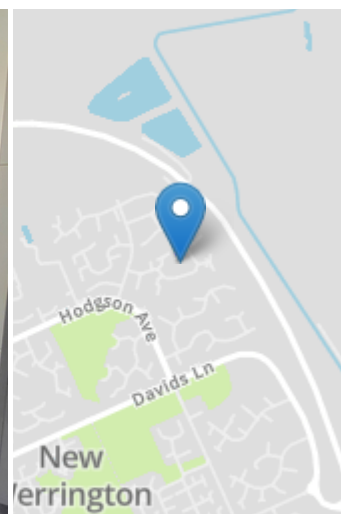
OUTSIDE

The rear of the property is laid to lawn with brick block paving and slabs. There is parking to the front of the property.

GARAGE

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		