

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**19 HYTHEGATE, WERRINGTON
 PE4 7ZP £430,000**

FREEHOLD



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 residential**

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Situated in one of Werrington’s most exclusive locations, this greatly improved and well presented four bedroom, modern, cottage-style home features superb ground floor accommodation and must be seen to appreciate the style of accommodation and presentation of this fantastic home. With a converted garage providing even more ground floor accommodation this truly is a must-see home.

Storm porch with entrance door opening to

HALLWAY

With exposed wooden flooring, radiator, understairs storage cupboard and stairs to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin, radiator and window to front elevation.

LOUNGE 18’ x 11’4 (5.49m x 3.45m)

A light and airy room with exposed wooden flooring, recessed multi-fuel burner with heavy beam above, TV point, radiator, box bay window to front elevation and patio doors opening onto rear garden.

KITCHEN/DINING/FAMILY ROOM 23’ x 11’5 (7.01m x 3.48m)

A modern kitchen with a range of ample wall and base units, cooking range with extractor above, space for American style fridge/freezer, space for fridge, sink unit, island unit/breakfast bar, plumbing for washing machine, windows to front and rear elevation, family area, dining area with window to front elevation and door to rear garden.

LANDING

With airing cupboard and radiator.

MASTER BEDROOM 12’11 x 11’11 (3.94m x 3.63m)

An air-conditioned master bedroom with radiator, wall panelling, dormer window to front elevation and door to

EN-SUITE

Comprising shower cubicle, wash-hand basin, heated towel rail and window to side elevation.

BEDROOM TWO 11’ x 9’ 3.35m x 2.74m)

With air-conditioning, radiator, wall panelling, electric window blinds, and dormer window to rear elevation.

BEDROOM THREE 9’2 x 7’1 (2.79m x 2.16m)

With exposed wooden flooring, radiator and dormer window to front elevation.

BEDROOM FOUR 11’1 x 5’9 (3.38m x 1.75m)

Currently used as a dressing room with exposed wooden flooring, radiator and dormer window to rear elevation.

BATHROOM

Comprising panelled bath with shower screen and shower above, low flush WC, wash-hand basin with cupboard below, heated towel rail, wall tiling, floor tiling and window to front elevation.

OUTSIDE

The property is approached via a block-paved driveway which provides parking for at least two vehicles. The rear garden is fully enclosed by fencing and mainly laid to lawn with mature borders, paved patio, decked seating area, brick-built BBQ area and wooden shed.

EPC RATING: TBA

COUNCIL TAX BAND: E (PCC)

Awaiting Floorplan

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