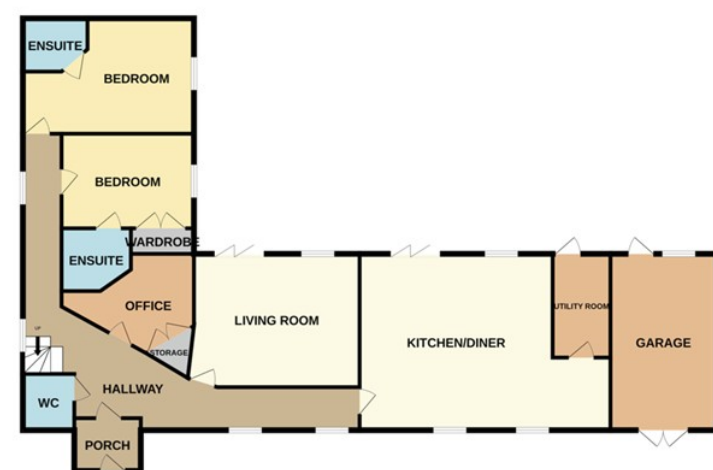




**44a Church Street, Werrington, Cambridgeshire PE4 6QE**

**£650,000**



\*\*\* ONE OF A KIND! \*\*\* " Beautifully presented and located in the heart of Werrington Village, this 4 bedroom chalet bungalow is truly one of a kind. Located down a gravel driveway, this detached property is not one to be missed. Featuring 4 bedrooms all with en-suites, a spacious office, kitchen/diner with bifold doors onto the rear garden, utility room, living room with further bifold doors onto the garden, WC, ample parking and a spacious wrap around garden. Bedroom 1 and 2 also have dressing rooms/walk in wardrobe areas - the dream! "



ENTRANCE

7' 2" x 5' 2" (2.18m x 1.57m) (approx) Door to front.

HALLWAY

Three windows to side, two windows to front and understairs storage.

W/C

5' 2" x 5' 7" (1.57m x 1.70m) (approx) Low level W/C, wash hand basin and heated towel rail.

LIVING ROOM

16' 7" x 13' 2" (5.05m x 4.01m) (approx) Bifold doors to rear and window to rear.

KITCHEN / DINER

Fitted with a range of base and eye level units with work surfaces over, induction hob, integrated wine cooler, integrated dishwasher, integrated double oven, sink with mixer tap and integrated fridge / freezer. Two windows to front, bifold doors to rear and window to rear.

UTILITY

10' 2" x 5' 9" (3.10m x 1.75m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap and space for washing machine. Door to rear.

GARAGE

10' 7" x 19' 1" (3.23m x 5.82m) (approx) Door to rear, window to rear and boiler. Gates to front.

OFFICE

10' 9" (to point) (3.28m) 6' 4" (min) x 13' 5" (max to point) (1.93m x 4.09m) (approx) Irregular shape. UVPC window to side and cupboard.

BEDROOM

13' 5" x 9' 6" (4.09m x 2.90m) (approx) UVPC window to side and cupboard.

EN-SUITE

6' 5" x 7' 1" (1.96m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail.

BEDROOM

11' 5" (max) (3.48m) 6' 3" (min) x 17' 4" (1.91m x 5.28m) (approx) UVPC window to side.

EN-SUITE

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

FIRST FLOOR

Two velux windows to front, radiator and cupboard.

OFFICE / STORE

8' 5" x 5' 3" (2.57m x 1.60m) (approx) Velux window to rear and radiator.

BEDROOM ONE

11' 8" (min) (3.56m) 14' 3" (max) x 20' 5" (4.34m x 6.22m) (approx) Two UPVC windows to rear and two radiators.

DRESSING ROOM

13' 6" (max) (4.11m) 11' 8" (min) x 15' 0" (3.56m x 4.57m) (approx) UPVC window to rear, radiator and storage cupboard.

EN-SUITE

10' 9" x 9' 3" (3.28m x 2.82m) (approx) Velux window to rear and radiator. Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle and bath.

BEDROOM TWO

15' 4" x 11' 8" (MIN) 14'3" (MAX) (4.67m x 3.56m) APPROX. 2 Windows to side and radiator

WALK IN WARDROBE

Fitted with built in wardrobes

EN-SUITE

11' 7" x 6' 8" (3.53m x 2.03m) APPROX. Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle.

AGENT NOTES

We have been advised that downstairs is underfloor heating, upstairs there is radiators. There is also a mist sprinkler system

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		