







13 Hythegate, Werrington PE4 7ZP



*** EXECUTIVE SWEDISH BUILD FAMILY HOME IN SOUGHT AFTER CUL DE SAC IN WERRINGTON *** "GUIDE PRICE £500,000 - £525,000. This immaculate family home is situated at the end of a small cul-de-sac and provides fantastic family accommodation. Featuring an entrance hall, living room, kitchen, dining area, living area, sun room, cloakroom, 4 good size bedrooms with an en-suite to bedroom one, family bathroom, garage and driveway. Viewings are highly recommended to appreciate the location of this home - just a walking distance away from Cuckoo's Hollow and the presentation this home has to offer. EPC Energy Rating - C/ Council Tax Band - E "

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£500,000

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ENTRANCE HALL

10' 7" x 12' 6" (3.23m x 3.81m) (approx) 12' 1" x 13' 1"(min) (3.68m x 3.99m) 15' Door to front and stairs to first floor.

CLOAKROOM

5' 3"(max) x 5' 5"(max) (1.60m x 1.65m) DINING ROOM (approx) (slight L-shape) Fitted with a two 8' 8" x 12' 1" (2.64m x 3.68m) (approx) piece suite comprising low level W/C, vanity unit . Window to front.

KITCHEN

9' 0" x 21' 2" (2.74m x 6.45m) (approx) Fitted with a range of base and eyelevel units with work surfaces over, sink with mixer tap, integrated oven, hob, glass cooker hood, angled integrated dishwasher, washing machine, space for a fridge/ freezer. Window to rear and door to rear.

PANTRY

Fitted with eye level units, space for undercounter appliances.

LOUNGE

3" (into bay) (4.65m) (approx) Bay window to front and radiator. Open into:-

Door to:-

GAMES ROOM

10' 4" x 12' 4" (3.15m x 3.76m) (approx) French doors to side, windows to side and rear. Radiator.

FIRST FLOOR LANDING

Window to front and cupboard with radiator enclosed.

BEDROOM 1

11' 3" x 15' 3"(into bay not including wardrobes) (3.43m x 4.65m) 13' 3" (min) including wardrobes)(4.04m) (not (approx) Bay window to front, built in wardrobes and radiator.

ENSUITE

8' 1" x 9' 3" (2.46m x 2.82m) (approx) 5' 5" x 7' 1" (1.65m x 2.16m) (approx) Fitted with a three piece suite comprising Fitted with a three piece suite comprising low level W/C, vanity unit with wall low level W/C, wash vanity unit P shape mounted large LED mirror, shower cubicle bath with shower over and wall mounted and radiator. Window to front. LED mirror. Window to front.

BEDROOM 2

6' 9"(min) (not including wardrobes) (2.06m) 9' 6"(max) (not including wardrobes) x 15' 7" (2.90m x 4.75m) (approx) Window to front, window to rear, built in wardrobes.

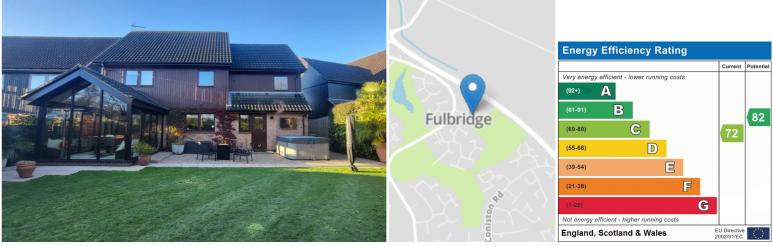
BEDROOM 3

9' 6"(max) x 7' 8"(min) (2.90m x 2.34m) The floorplan is for illustrative purposes 11'8"(min) x 14' 6"(max) (3.56m x 4.42m) only. Fixtures and fittings do not represent (approx) Window to rear and radiator. the current state of the property. Not to scale and is meant as a guide only. **BEDROOM 4**

8' 9"(min) (2.67m) 11' 3"(max) x 9' 7" (3.43mx2.92m) (approx) Window to rear.



future defects relating to any property. Any plans shown are not to scale and are meant as a guide on



BATHROOM

GARAGE

Integral

OUTSIDE

The rear of the property has mature shrubs, trees, laid to lawn and brick paving.

AGENT NOTES

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