



13 Hythegate, Werrington PE4 7ZP

£500,000



\*\*\* 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 "

**ENTRANCE HALL**

10' 7" x 12' 6" (3.23m x 3.81m) (approx)  
Door to front and stairs to first floor.

**CLOAKROOM**

5' 3"(max) x 5' 5"(max) (1.60m x 1.65m) (approx) (slight L-shape) Fitted with a two 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 angled cooker hood, 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**

12' 1" x 13' 1"(min) (3.68m x 3.99m) 15' 3" (into bay) (4.65m) (approx) Bay window to front and radiator. Open into:-

**DINING ROOM**

8' 8" x 12' 1" (2.64m x 3.68m) (approx) 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) (not including wardrobes)(4.04m) (approx) Bay window to front, built in wardrobes and radiator.

**ENSUITE**

8' 1" x 9' 3" (2.46m x 2.82m) (approx) Fitted with a three piece suite comprising low level W/C, vanity unit with wall mounted large LED mirror, shower cubicle and radiator. 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) 11'8"(min) x 14' 6"(max) (3.56m x 4.42m) (approx) Window to rear and radiator.

**BEDROOM 4**

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

**BATHROOM**

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

**GARAGE**

Integral

**OUTSIDE**

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

**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		72	82