



**28 Sapperton, Werrington PE4 5BS**

**£375,000**



\*\*\* 5 BEDROOM EXTENDED HOME \*\*\* " Guide price £375,000 - £400,000. Nestled in a cul de sac in Werrington, this well presented 5 bedroom detached home is perfect for families. Featuring 3 reception areas, kitchen, downstairs WC, 5 bedrooms (3 which are doubles), and 2 bathrooms. There is also a driveway for multiple cars and single garage. Viewings are highly recommended to appreciate both the space, and location of this home. EPC Rating C // Council Tax Band - D"



### ENTRANCE

6' 3"(min) x 9' 3" (1.91m x 2.82m) 14' 7" (4.45m )(approx) Door to front, cupboard with washing machine enclosed, radiator and stairs to first floor. Understairs storage cupboard.

### KITCHEN

8' 7" x 10' 7" (2.62m x 3.23m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, microwave and hob, space for a dishwasher, space for a fridge / freezer, space for a tumble dryer and wall mounted boiler. Stable door to rear, window to rear.

### DINING ROOM

8' 8" x 10' 8" (2.64m x 3.25m) (approx) UPVC double glazed window to rear and radiator.

### LIVING ROOM

11' 0" x 18' 1" (3.35m x 5.51m) (approx) French doors to rear, Two UPVC double glazed window to rear, gas fire, radiator and French door to:-

### PLAYROOM / OFFICE

9' 7" x 10' 8" (2.92m x 3.25m) (approx) UPVC double glazed windows to front and side, radiator.

### CLOAKROOM

3' 0" x 6' 6" (0.91m x 1.98m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

### FIRST FLOOR LANDING

Loft access and cupboard, window to front.

### BEDROOM 1

11' 1" x 11' 1" (3.38m x 3.38m) (approx) UPVC double glazed window to rear, radiator and air conditioning unit.

### EN-SUITE

5' 1" x 6' 4" (1.55m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle. Window to rear.

### BEDROOM 2

9' 8"(min) x 11' 3" (2.95m x 3.43m) (approx) Window to rear and radiator.

### BEDROOM 3

9' 6" x 10' 8" (2.90m x 3.25m) (approx) Window to front and radiator.

### BEDROOM 4

7' 6" x 8' 4" (2.29m x 2.54m) (approx) Window to side and radiator.

### BEDROOM 5

6' 3" x 8' 1" (1.91m x 2.46m) (approx) Window to front and radiator.

### SHOWER ROOM

5' 4" x 6' 4" (1.63m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator.

### OUTSIDE

The rear of the property has fencing, Brazilian slate slabs and laid to lawn.

### GARAGE

7' 7" x 17' 2" (2.31m x 5.23m) (approx) Up and over door to front, door to side and lighting.

### 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.

