

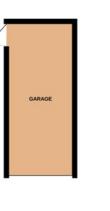


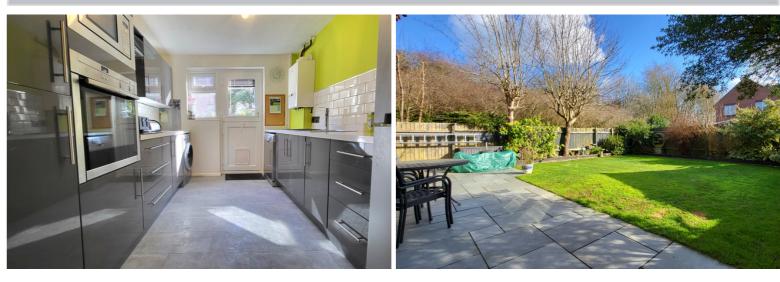


28 Sapperton, Werrington PE4 5BS









*** 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"

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'Making your move easier'

£375,000

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ENTRANCE

6' 3"(min) x 9' 3" (1.91m x 2.82m) 14' 7" 11' 0" x 18' 1" (3.35m x 5.51m) (approx) (4.45m)(approx) Door to front, cupboard French doors to rear, Two UPVC double with washing machine enclosed, radiator glazed window to rear, gas fire, radiator and stairs to first floor. Understairs and French door to:storage cupboard.

KITCHEN

8' 7" x 10' 7" (2.62m x 3.23m) (approx) Fitted with a range of base and eye level side, radiator. 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

PLAYROOM / OFFICE

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

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) 6' 3" x 8' 1" (1.91m x 2.46m) (approx) UPVC double glazed window to rear, Window to front and radiator. 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.

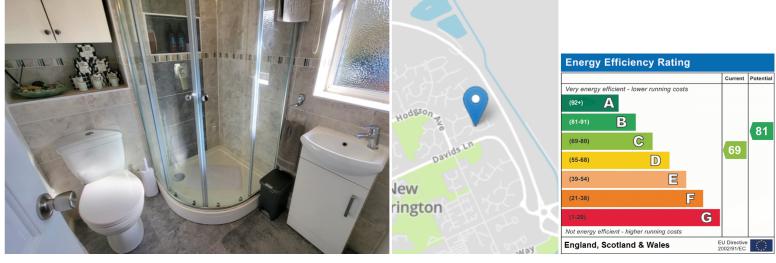
7' 7" x 17' 2" (2.31m x 5.23m) (approx) **BEDROOM 3** 9' 6" x 10' 8" (2.90m x 3.25m) (approx) Up and over door to front, door to side Window to front and radiator. and lighting.

BEDROOM 4

7' 6" x 8' 4" (2.29m x 2.54m) (approx) The floorplan is for illustrative purposes Window to side and radiator. only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



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



BEDROOM 5

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

AGENT NOTES

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