



37 Chatsfield, Werrington PE4 5DL

£350,000



*** EXTENDED TO FEATURE BIFOLD DOORS AND WINDOWS TO REAR GARDEN *** " Exceptionally presented, this 4 bedroom detached home is located in a desirable cul de sac in Werrington and overlooks a green. Featuring a garage, parking, entrance hall, utility, cloakroom, kitchen/diner, living room, 4 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings are highly recommended. EPC Energy Rating - B/Council Tax Band - D "

ENTRANCE

4' 7" x 4' 6" (1.40m x 1.37m) (approx) Door to front. Windows to side and radiator.

HALLWAY

Stairs to first floor and radiator.

KITCHEN/DINER

17' 9" x 16' 2" (5.41m x 4.93m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, microwave, hob with extractor fan over, integrated dishwasher and fridge/ freezer and breakfast bar, radiator. Bi fold doors to rear, two windows.

LOUNGE

17' 9" x 10' 8" (5.41m x 3.25m) (approx) Two windows to front, radiator and log burner.

UTILITY ROOM

13' 4" x 6' 5" (4.06m x 1.96m) (approx) sink unit with mixer tap. plumbing for a washing machine. cupboard and radiator. Door to rear and window.

CLOAKROOM

6' 1" x 2' 9" (1.85m x 0.84m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin with mixer tap and radiator. Window to side.

1ST FLOOR LANDING

Window to side, loft access cupboard and radiator.

BEDROOM 1

14' 3" (into wardrobe) x 10' 8" (4.34m x 3.25m) (max) 10' 5" (3.17m) (min) (approx) Two UPVC double glazed windows to front, built in wardrobe and radiator.

EN-SUITE

6' 3" x 3' 5" (1.91m x 1.04m) (approx) Fitted with a two piece suite comprising wash hand basin and shower cubicle and heated towel rail. Window to side.

BEDROOM 2

10' 0"(max) x 9' 5" (3.05m x 2.87m) 7' 5" (2.20m) (min) (approx) (L - Shape) UPVC double glazed window to rear and radiator.

BEDROOM 3

8' 2" x 6' 8" (2.49m x 2.03m) (approx) Window to rear and radiator.

BEDROOM 4

9' 8" (max) x 7' 9" (min) (2.95m x 2.36m) 6' 8" (2.03m) (L - Shape) (approx) Window to front and radiator.

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, bath with shower over and heated towel rail. Window to rear.

GARAGE

A single garage.

OUTSIDE

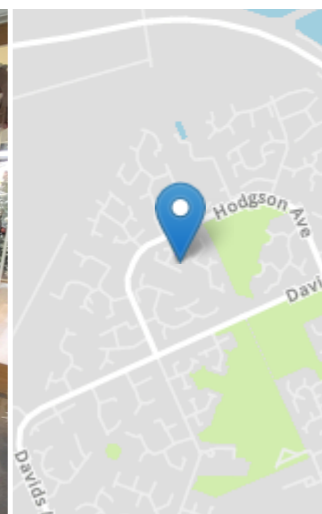
The front of the property is laid to lawn , mature shrubs and paved pathway leading to door. The rear of the property has fencing, brick wall, paved patio area and artificial lawn.

AGENT NOTES

The property has solar panels which are owned by the vendor, Glow Green Ltd fitted these all details are held in branch.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	91	94