



**18 Home Pasture, Werrington PE4 5AW**

**£250,000**



\*\*\* BRAND NEW KITCHEN AND SHOWER ROOM \*\*\* " Located in the popular area of Werrington, this 3 bedroom link detached home features an entrance porch, living room, kitchen/breakfast, utility room, garage, 3 bedrooms, shower room and garden. It's within close proximity to schools, shops and bus routes. Viewings are highly recommended. Council tax band - B / EPC Energy Rating - C "

**ENTRANCE**

3' 1" x 5' 4" (to cupboard) (0.94m x 1.63m) (approx) Door to side, window to front and storage cupboard.

**LOUNGE**

9' 8" (min) (2.95m) 13' 1" (max) x 17' 7" (3.99m x 5.36m)(approx) Window to front.

**INNER HALL**

Stairs to first floor.

**KITCHEN/ BREAKFAST ROOM**

17' 7" x 9' 1" (5.36m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob with extractor fan over, integrated fridge / freezer. Two UPVC double glazed windows to rear.

**UTILITY ROOM**

9' 0" x 6' 5" (2.74m x 1.96m) (approx) Plumbing for a washing machine, wall mounted boiler, sink with drainer. Window to rear, UPVC double glazed door to rear and door to garage.

**FIRST FLOOR LANDING**

Loft access and radiator.

**BEDROOM 1**

9' 8" (min) (2.95m) 11' 8" (into wardrobe) x 9' 9" (3.56m x 2.97m) (approx) Window to front and fitted wardrobes.

**BEDROOM 2**

7' 8" (min) x 12' 2" (max) (2.34m x 3.71m) 10' 5" (max) (3.17m) (approx.) Window to rear and overstairs cupboard.

**BEDROOM 3**

6' 8" x 7' 5" (2.03m x 2.26m) (approx) Window to front.

**SHOWER ROOM**

6' 2" x 9' 6" (1.88m x 2.90m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

**GARAGE**

9'0" x 16' 5" (approx) Up and over door to front.

**OUTSIDE**

The front of the property has parking. The rear of the property is mainly laid to awn with a decking area.

**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.

