



Sapperton, Werrington
Peterborough, Cambs, PE4 5BS

NEWTONFALLOWELL 

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Offers In Excess Of £290,000

Are you looking to move your family into a larger property? This four bedroom detached family home has fantastic downstairs space with lounge, open plan dining hall leading into a P shaped conservatory, and kitchen with utility area. Upstairs are three double bedrooms and a good sized single bedroom, along with a family bathroom. Double garage and a driveway with parking for four vehicles. We love the location of this family home, overlooking a green to the front, not overlooked at the back and within walking distance to shops, bus routes and schools.

Dining Hall

9'7 max x 23'00 max (2.92m max x 7.01m max)

UPVC entrance door opening into dining hall. UPVC double glazed window to front and part glazed French doors leading to conservatory. Stairs to first floor, understairs storage cupboard, two radiators, laminate wood effect flooring and coving to textured ceiling.

Cloakroom

2'11 x 5'4 (0.89m x 1.63m)

UPVC double glazed opaque window to front, WC, sink with tiled splashbacks, radiator and textured ceiling.



Kitchen

7'8 x 13'2 (2.34m x 4.01m)

UPVC double glazed window to rear and UPVC part glazed opaque door to side. Fitted with a range of base and eye level units with work surface over, stainless steel sink and drainer, Envoy range cooker, space for fridge freezer, part tiled walls, radiator, tiled floor and coving to textured ceiling. Opening into utility area.

Utility area

4'3 x 5'4 (1.30m x 1.63m)

UPVC double glazed window to side, fitted cupboards, wall mounted Ideal boiler, space and plumbing for dishwasher and washing machine, part tiled walls, tiled floor and textured ceiling.

Lounge

10'11 x 19'2 (3.33m x 5.84m)

UPVC double glazed window to front, wooden double glazed sliding doors to rear leading to conservatory, laminate wood effect flooring and coving to textured ceiling.

Conservatory

21'8 max x 12'2 max (6.60m max x 3.71m max)

P shape design brick built conservatory with part pitched and part sloping roof. UPVC double glazed windows to side and rear. Fitted with storage and display units, three wall lights, radiator and laminate wood effect flooring.

Landing

8'6 max x 12'1 (2.59m max x 3.68m)

UPVC double glazed window to front, airing cupboard housing hot water tank and shelving, access to part boarded loft with light and coving to textured ceiling.

Bedroom One

9'3 x 12'4 (2.82m x 3.76m)

UPVC double glazed window to rear, quadruple built in wardrobe, radiator and coving to textured ceiling.

Bedroom Two

11'00 x 9'7 (3.35m x 2.92m)

UPVC double glazed window to rear, radiator and coving to textured ceiling.

Bedroom Three

11'00 x 9'00 (3.35m x 2.74m)

UPVC double glazed window to front, built in triple wardrobe, radiator and coving to textured ceiling.

Bedroom Four

8'4 x 6'6 (2.54m x 1.98m)

UPVC double glazed window to rear, built in double wardrobe, radiator, laminate wood effect flooring and coving to textured ceiling.

Bathroom

11'9 x 6'1 (3.58m x 1.85m)

UPVC double glazed opaque window to front, low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower over, glass shower screen, shaver point, fully tiled walls, heated towel rail, ceiling spotlights, tiled floor and plastered ceiling.

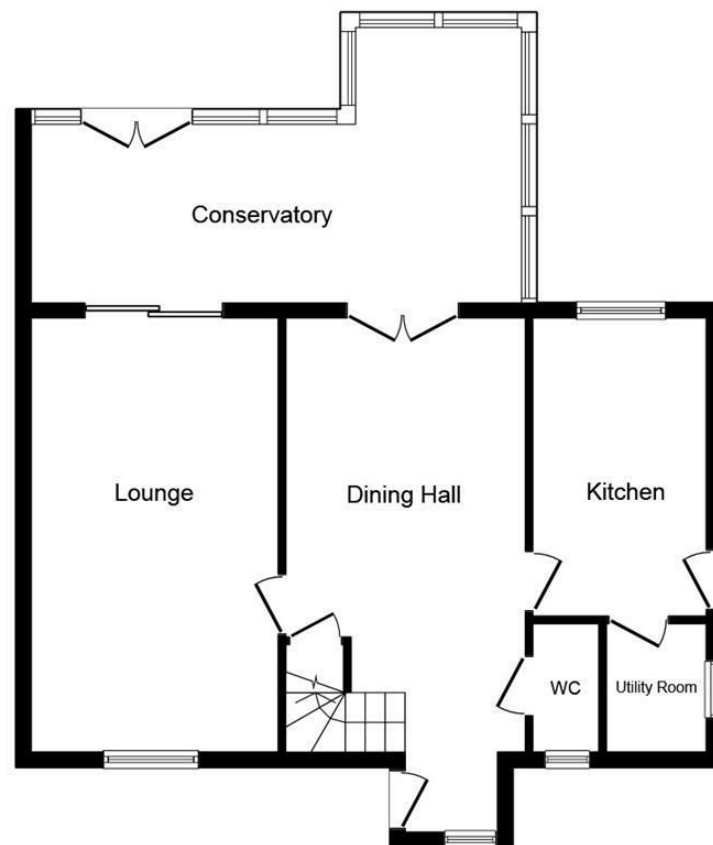
Outside

The front of the property is laid to lawn with an established shrub and slate border. Wooden gated side access leads to the rear garden. The driveway is block paved and has parking for four vehicles. Double garage with two up and over doors, wooden framed window to rear and pedestrian door leading to rear garden, power and light connected. The rear of the property is mainly laid to lawn and is fully enclosed with wooden fencing and wall. Side paved patio area with timber shed and two further paved patio areas, slate border with shrubs and plants, conifers and outside tap.

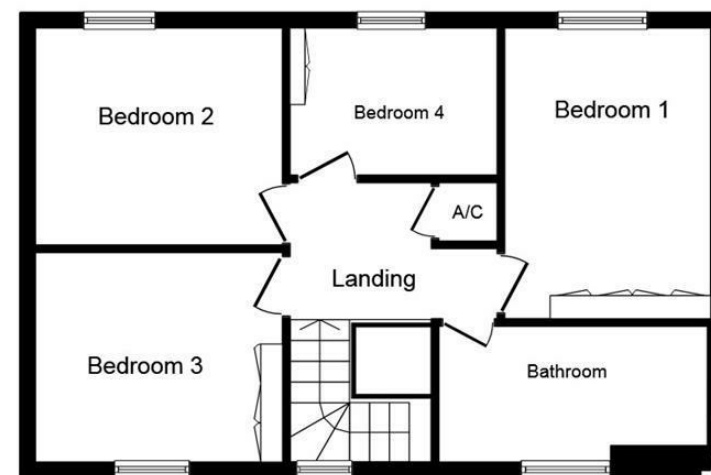


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floorplan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.