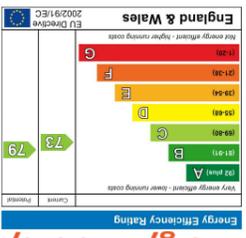
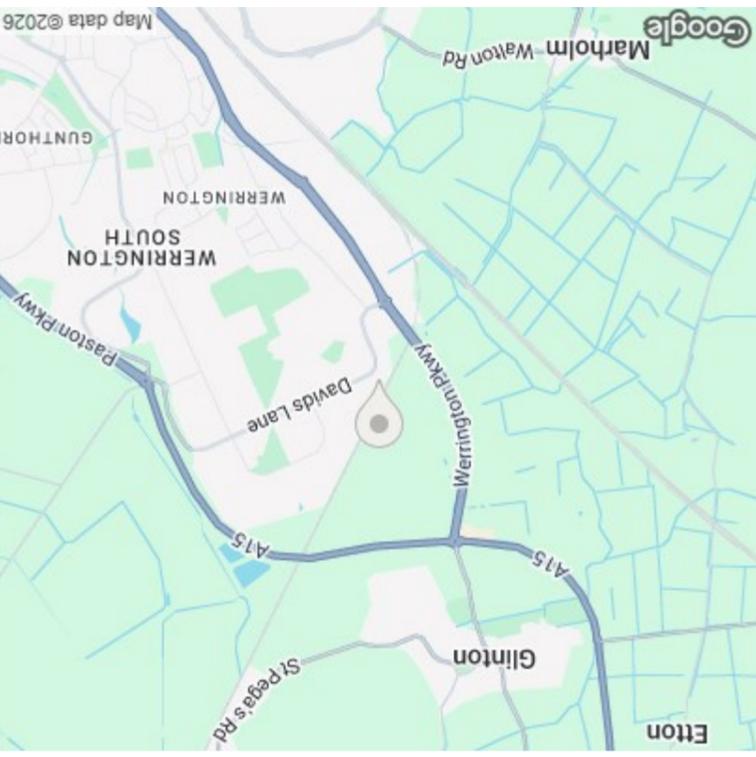


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Gascoigne

Werrington, Peterborough, PE4 5EH

Offers In The Region Of £440,000 - Freehold , Tax Band - D



# Gascoigne

## Werrington, Peterborough, PE4 5EH

A beautifully upgraded detached family home, tucked away in a quiet cul-de-sac within the popular Gascoigne area of Werrington, Peterborough. The well-maintained accommodation includes a refitted kitchen with breakfast bar, spacious lounge diner, separate study, cloakroom, and a bright Victorian-style conservatory. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with refitted en-suite, plus a modern family bathroom. Outside features a double-width block-paved driveway, detached double garage with electric doors, and a sunny wrap-around rear garden. An ideal family home in a highly sought-after location.

Tucked away within a quiet cul-de-sac in the sought-after Gascoigne area of Werrington, Peterborough, this beautifully upgraded detached family home offers stylish, well-balanced accommodation throughout. Purchased new by the current owners, the property has been thoughtfully improved and superbly maintained, creating a home that is both practical and inviting. The accommodation begins with a welcoming entrance hall leading to a modern cloakroom fitted with a two-piece suite. At the heart of the home sits a refitted kitchen, complete with a breakfast bar, ideal for everyday dining and entertaining alike. A spacious lounge diner provides a comfortable setting for family life, complemented by a separate study/home office, perfect for remote working or quiet study. A particular highlight is the Victorian-style conservatory, which floods the home with natural light and offers versatile additional living space, ideal as a relaxation area, playroom, or garden room. To the first floor are four well-proportioned bedrooms, including a stylish refitted en-suite to the principal bedroom. A contemporary family bathroom serves the remaining bedrooms. Externally, the property continues to impress. A double-width, recently laid block-paved driveway provides ample off-road parking and leads to a detached double garage with electric roller doors. Gated side access opens to a wrap-around rear garden, enjoying a sunny aspect and offering an excellent space for outdoor entertaining and family enjoyment. An excellent opportunity to acquire a high-quality family home in a desirable location, combining comfort, modern living, and kerb appeal. Early viewing is highly recommended.

**Entrance Hall**  
3.17 x 1.60 (10'4" x 5'2")

**WC**  
1.67 x 0.74 (5'5" x 2'5")

**Lounge**  
3.21 x 4.64 (10'6" x 15'2")

**Dining Room**  
3.21 x 2.85 (10'6" x 9'4")

**Conservatory**  
3.70 x 3.71 (12'1" x 12'2")

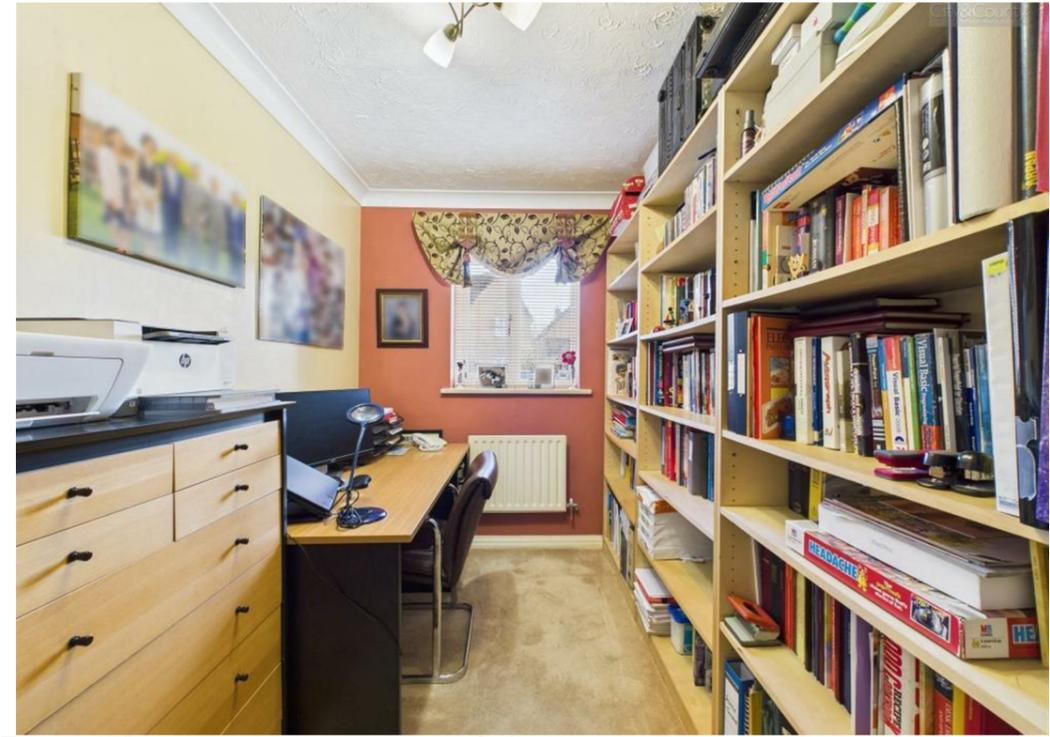
**Study**  
3.21 x 1.95 (10'6" x 6'4")

**Kitchen**  
4.12 x 2.95 (13'6" x 9'8")

**Landing**  
4.16 x 2.07 (13'7" x 6'9")

**Master Bedroom**  
3.27 x 3.29 (10'8" x 10'9")

**En-Suite To Master Bedroom**  
2.27 x 1.34 (7'5" x 4'4")



**Bedroom Two**  
2.77 x 2.87 (9'1" x 9'4")

**Bathroom**  
2.06 x 2.24 (6'9" x 7'4")

**Bedroom Three**  
2.47 x 2.87 (8'1" x 9'4")

**Bedroom Four**  
2.65 x 1.98 (8'8" x 6'5")

**EPC - C**  
73/79

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions: No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Double Garage, Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fixed Wireless  
 Internet Speed: up to 1800Mbps  
 Mobile Coverage: EE - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

