



39 Kilverstone
Werrington PE4 5DX
£420,000



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Enjoying a cul-de-sac position with convenient access to both local amenities and schools is this improved and extended, spacious four/five bedroom, detached family home. Located in the very popular area of Werrington, Peterborough, the property offers no onward chain and ideally positioned near to good transport links nearby and in brief the property comprises.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom. The ground floor features two generous reception rooms, including a comfortable lounge space with media wall and a versatile family room or as a potential further bedroom. The heart of the home is the extended kitchen and dining room benefitting from an ample range of kitchen units with fitted worktops & breakfast bar, perfect for family gatherings, the dining area benefits from a sloped ceiling with four velux style roof windows with bi-folding doors, which leads out into the rear garden. Additionally, there is a utility room off the kitchen space with space & plumbing for a washing machine with further worktop space and a side door leading to the rear aspect.

Venturing to the first floor, you'll find the main bedroom, with built-in wardrobes and a re-fitted en-suite shower room. Three further double bedrooms off the landing with bedrooms two & three, both having fitted wardrobes, and a re-fitted, family bathroom comprising of a panelled bath with shower over and a shower screen, vanity wash hand basin and WC.

Outside to the front, ample block paved frontage for several vehicles and a single garage, to the side, there is gated access which leads into the rear garden. An enclosed rear garden with wooden fencing surrounds, extensive paved patio area and a lawned rear garden.

Tenure: Freehold
Council Tax Band: D





Entrance Hall:

Cloakroom:

Family Room/Bedroom 5:
10'9" plus bay x 8'5" (3.30m plus bay x 2.59m)

Lounge:
11'11" x 13'11" (3.64m x 4.26m)

Kitchen/Diner:
18'3" plus door recess x 21'6" max
(5.57 plus door recess x 6.57m max)

Utility Room:
7'1" x 5'3" (2.17m x 1.62m)

First Floor & Landing:

Bedroom 1:
11'8" plus wardrobe recess x 11'6" max
(3.57m plus wardrobe recess x 3.52m max)

En-suite:
5'7" x 5'10" (1.71m x 1.78m)

Bedroom 2:
11'1" plus wardrobe recess x 9'3" max
(3.39m plus wardrobe recess x 2.83m max)

Bedroom 3:
7'2" plus door recess x 11'6" plus
wardrobe recess (2.19m plus door
recess x 3.52m plus wardrobe reces)

Bedroom 4:
9'2" plus door recess x 8'4" (2.81m plus
door recess x 2.55m)

Family Bathroom:

Garage:
16'10" x 8'2" (5.15m x 2.50m)



Floor Plan



Viewing

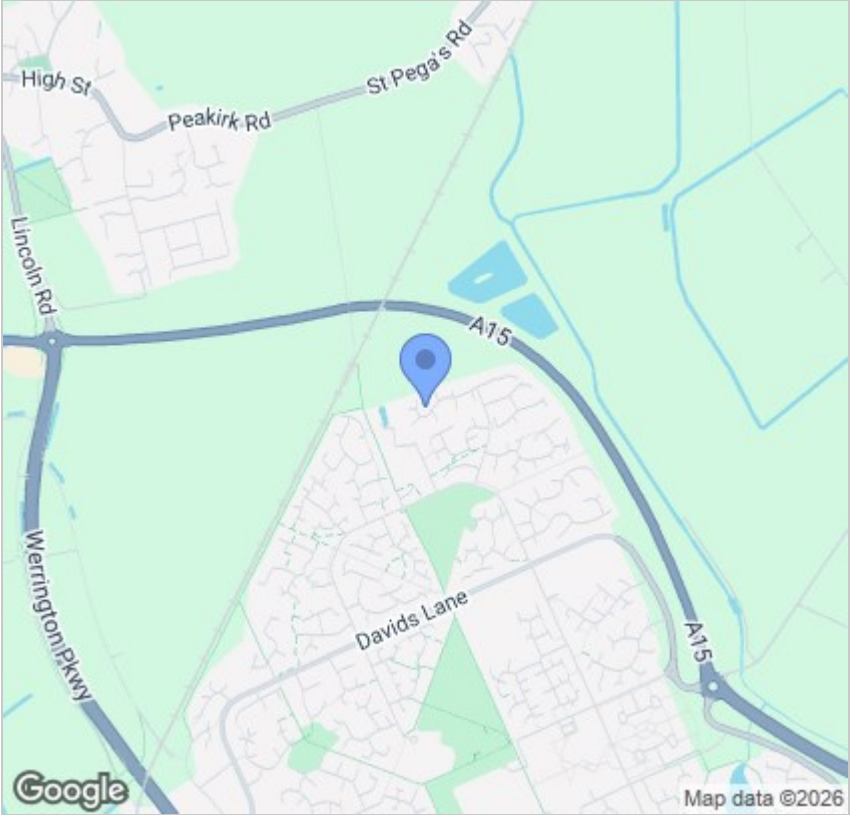
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

