



8 The Paddocks

PE4 5BQ

£590,000



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Being sold with NO UPWARD CHAIN is this deceptively spacious, and individually built detached bungalow, which is nestled on a good size plot within a private cul-de-sac location in Werrington.

The accommodation offers light and comfortable and spacious living space throughout and briefly comprises of: reception hallway, two large reception rooms, conservatory, modern well appointed kitchen with useful utility area to the side with door leading into the rear garden. Off the hallway, further doors lead to bedroom two and a re-fitted modern three piece bathroom. Further door from the hall, provides access into, an inner hallway leading to the main bedroom boasting of built in wardrobes along one wall and a re-fitted tastefully updated, well appointed wet room, ensuring a fresh and contemporary feel. Two further spacious double bedrooms can also be accessed off the landing area.

Outside to the front, property is accessed via a private driveway which is fully block paved offering ample parking leading to the double garage with electric roller door with power & light connected. Front established garden with shrub borders with lawned frontage with further lawned area to the side, gated access to the side of the property leads into the rear garden. An enclosed rear well stocked rear garden, with extensive paved patio areas, with further patio area with pergola over with power supply connected.

Tenure: Freehold

Council Tax Band: F





Front Porch:

Inner Hallway:

Lounge:

15'10" x 17'10" (4.84m x 5.45m)

Conservatory:

10'2" max x 10'11" max (3.10m max x 3.33m max )

Dining Room:

12'5" x 11'4" (3.79m x 3.47m)

Kitchen:

12'2" x 9'11" (3.71m x 3.03m)

Utility Area:

12'2" x 5'7" (3.71m x 1.72m)

Bedroom 2:

14'1" x 10'8" (4.31m x 3.27m)

Bathroom:

Inner Landing:

Bedroom 1:

11'6" x 9'8" to wardrobe (3.52m x 2.96m to wardrobe)

En-suite:

Bedroom 3:

11'8" plus door recess x 9'10" (3.56m plus door recess x 3.00m)

Bedroom 4:

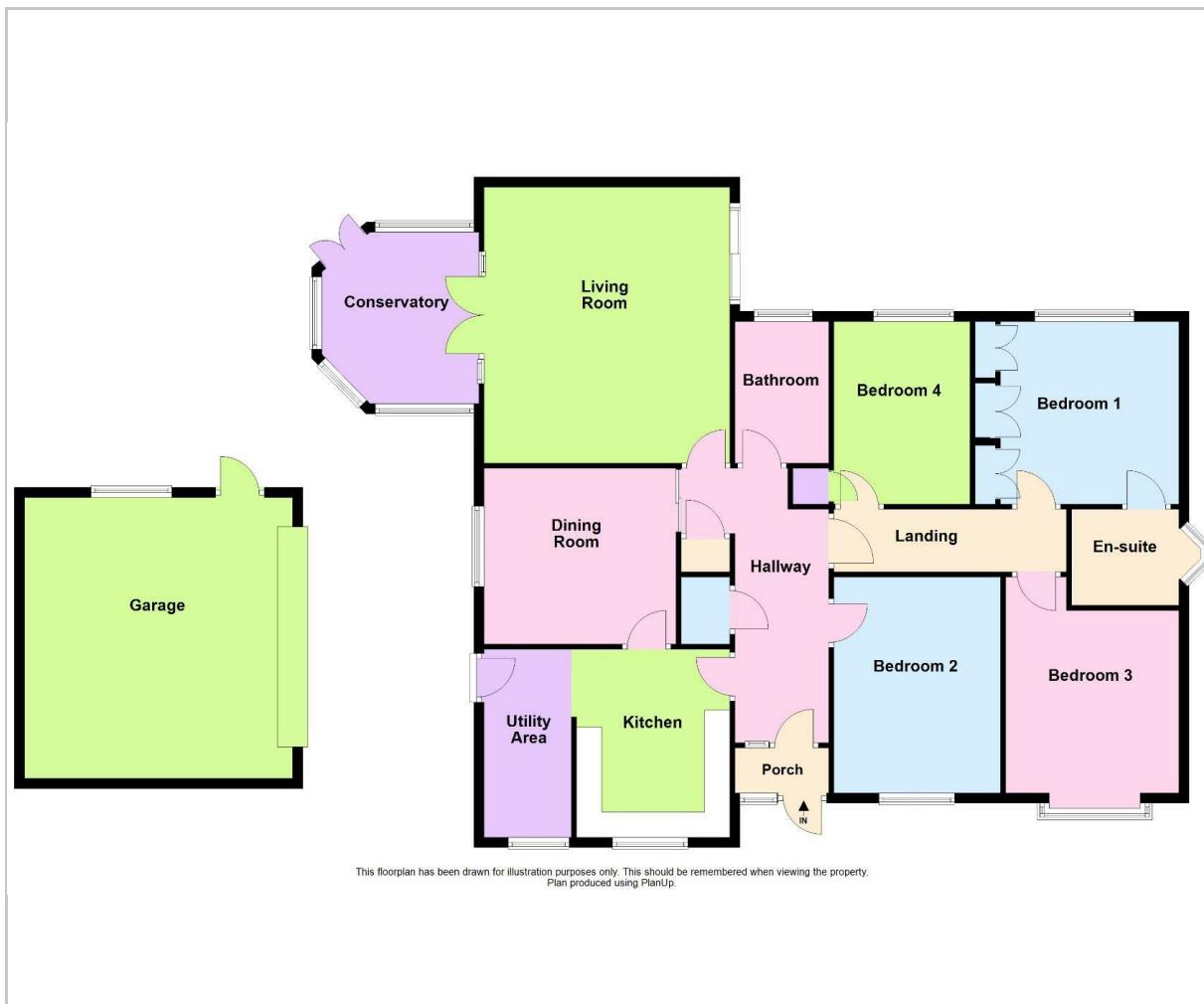
11'6" x 8'10" (3.52m x 2.70m)

Garage:

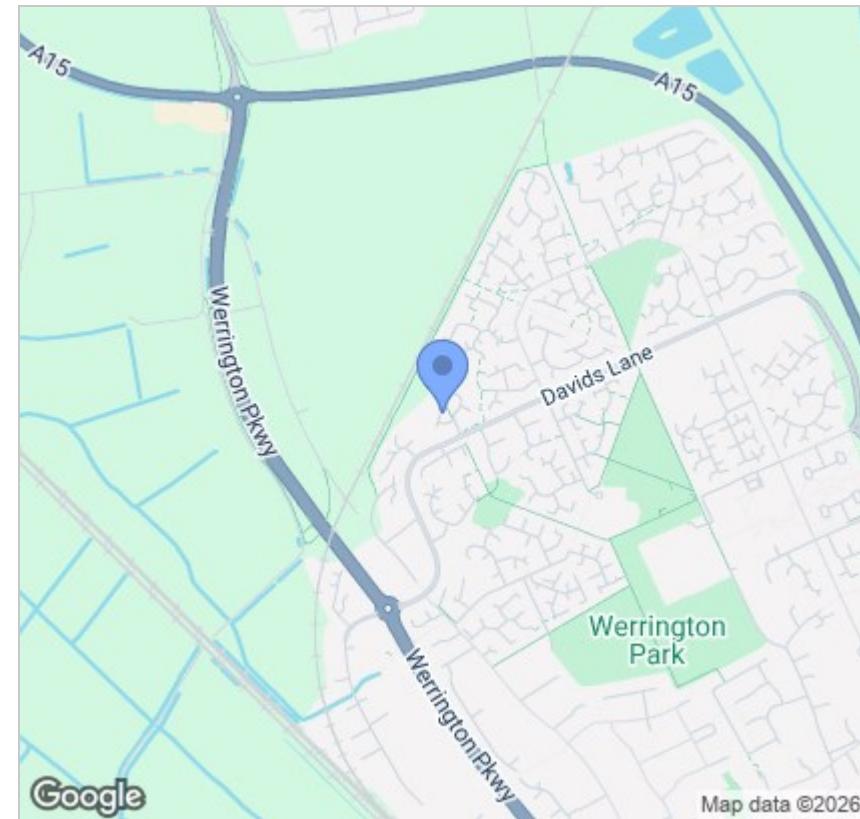
18'3" x 17'4" (5.57m x 5.29m)



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | 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 |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)   | A |         |           |
| (81-91)   | B |         |           |
| (69-80)   | C |         |           |
| (55-68)   | D |         |           |
| (39-54)   | E |         |           |
| (21-38)   | F |         |           |
| (1-20)  | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.