

Firmin & Co. Estate Agents

47 Church Street

Werrington PE4 6QB

£2,000 Per month

5 3 4 E

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This unique family home in the desirable location of Werrington village is now available for rent. It offers versatile accommodation with the potential for a home-based business, subject to appropriate permissions. The property is conveniently located close to local schools and amenities.

Upon entering, you will find a porch area and entrance hall leading to a spacious lounge with a box bay window and remote control curtains. There is also a separate dining room, a refitted kitchen with a range of fitted units and integrated appliances, and a utility room with access to the rear garden. Additionally, there is a downstairs wet room with a fitted suite and enclosed shower unit.

The first floor comprises five bedrooms, including a large master bedroom with a walk-in dressing room and a recently refurbished en-suite. There are four additional bedrooms and a family bathroom across the landing.

The property boasts a block paved driveway with ample room for several vehicles and side access to a patio and additional off-road parking. The large enclosed private rear garden, mainly laid to lawn, features a vegetable garden area, a workshop/oversized garage with separate office space behind, and a detached games room with heat/air conditioning, bar, and cinema area. This games room has the potential to be converted into an annexe.

Overall, this property offers a unique opportunity for a family to rent a spacious and versatile home with the potential for a home-based business. The detached games room and workshop/garage offer additional space for hobbies or storage. Don't miss out on the chance to make this property your next home!

Council Tax Band: E

























Lounge
12'9" x 12'11" (3.91 x 3.94)

Dining Room
12'7" x 11'9" (3.86 x 3.59)

Kitchen/ Breakfast Room
17'1" x11'9" (5.21 x3.59)

Rear lobby

Utillty Room

Conservatory /Sitting Room
27'10" x 14'11" (8.49 x 4.55)

Cloakroom

Lobby

Games Room
30'1" x 16'6" (9.19 x 5.03)

Master Bedroom
12'9" x 17'1" (3.91 x 5.23)

En-Suite

Bedroom Two
8'11" x 11'9" (2.74 x 3.59)

Bedroom Three
12'9" x 7'4" (3.91 x 2.24)

Bedroom Four
6'9" x 7'4" (2.08 x 2.24)

Bedroom Five
7'3" x 7'8" (2.23 x 2.36)

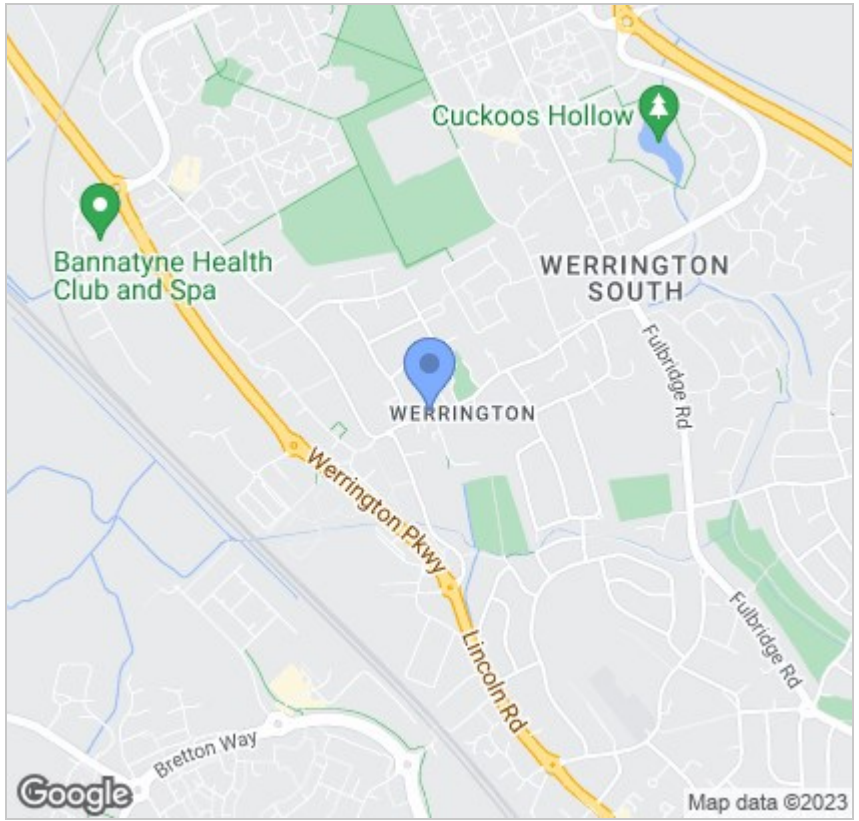
Bathroom

Office
10'9" 22'8" (3.28 6.91)

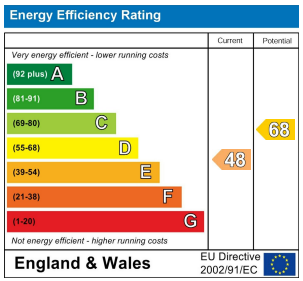
Floor Plan

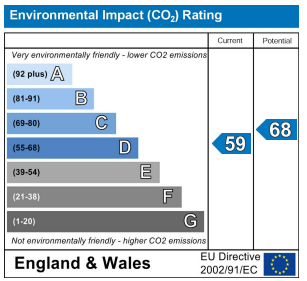


Area Map



Energy Efficiency Graph





Viewing

Please contact our Lettings Office on 01733 973673
if you wish to arrange a viewing appointment for this property or require further information.

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