



5 Ilex Close, Hampton Hargate – PE7 8AD

Peterborough

Offers Over £450,000



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Hampton Hargate, Peterborough

This four-bedroom detached home in Hampton Hargate strikes the perfect balance between space, practicality and curb appeal. Set on a quiet cul-de-sac, it comes with a double garage with EV charging.

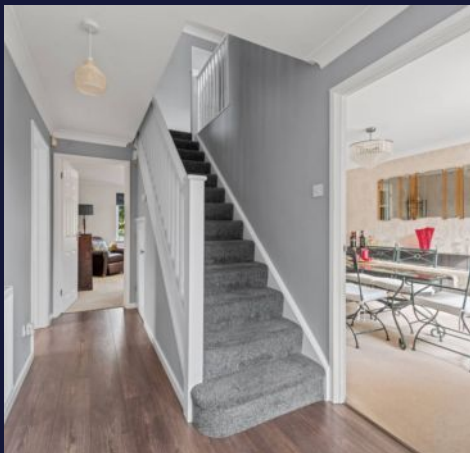
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Bright and airy conservatory that flows straight into the garden
- Two separate reception rooms plus a downstairs study
- Spacious kitchen with plenty of cupboard space and a range cooker
- Double garage with EV Charger
- Two En-Suites and family bathroom
- Green house and storage shed included



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This four-bedroom detached home in Hampton Hargate strikes the perfect balance between space, practicality and curb appeal. Set on a quiet cul-de-sac, it comes with a double garage with EV charging, a generous driveway, and mature front garden.

The hallway feels calm and welcoming the second you walk in – clean lines, fresh grey walls, and a modern finish that makes a great first impression. There's space to kick off your shoes, hang up coats, and settle straight in. The staircase draws your eye upwards, and there's a lovely flow through to the lounge and dining room.

The lounge is bright, comfy, and feels like the heart of the home. There's plenty of space for sofas, armchairs and all the bits that make a living room yours – whether that's films, books or just a quiet cuppa. The French doors open straight out onto the garden, so you can let the outside in on sunny days. It's a great space for relaxing, catching up, or just putting your feet up at the end of the day.





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This kitchen means business. It's spacious, well laid out, and genuinely built for people who cook – not just for show. There's a serious range cooker, loads of worktop space, and more storage than you'll know what to do with. The units are solid, warm-toned, and give the room a really homely feel.

The dining room's a lovely, calm space that works just as well for big family dinners as it does for quieter evenings in. There's plenty of room for a full-sized table, and the natural light from the window keeps it feeling bright and inviting. The double doors connect you to the rest of the house, but you can close them off for a bit of peace when you need it

As you come into the conservatory, the first thing you notice is the light. It floods in from every angle, making the whole space feel calm, open and inviting. Whether you're catching up over coffee, watching the kids play in the garden, or just stretching out on the sofa with a book, it's a room that instantly makes you slow down a bit.



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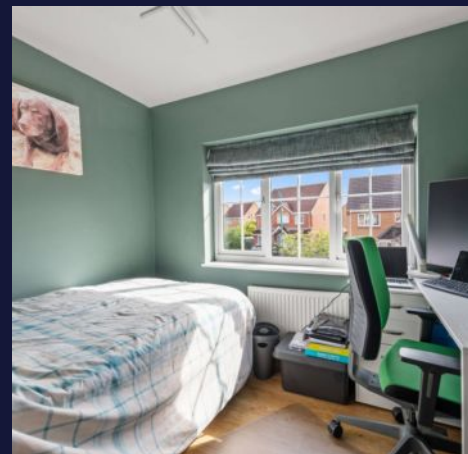
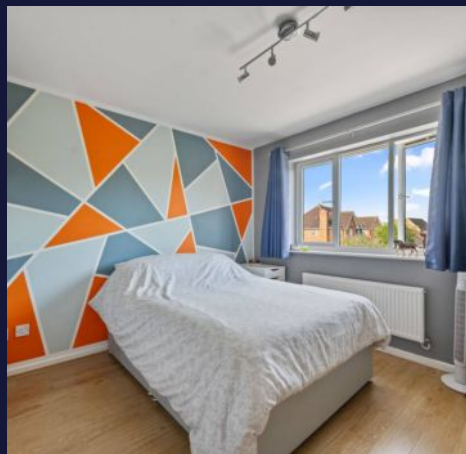
There's also a separate study on the ground floor – ideal if you work from home, need a quiet spot for homework, or just want somewhere to hide the paperwork.

Upstairs, the layout just works. You've got four bedrooms, each with its own character – whether that's a peaceful main bedroom with built-in storage, a colourful feature wall, or space to set up a desk and crack on with work or homework.

The main bedroom is a calm, grown-up space with plenty of room to move around and its own dressing area. The others are ideal for kids, guests, or a home office – whatever suits your setup.

There are two en-suites and a family bathroom, so no one's ever queueing in the morning rush. Everything feels light, tidy and well looked after.

The back garden gets plenty of sun and has a really easy-going feel to it. There's a generous lawn for kids or pets to tear around on, a patio just off the house that's spot-on for outdoor dining, and a couple of quiet corners where you can sit with a book or a glass of something cold.





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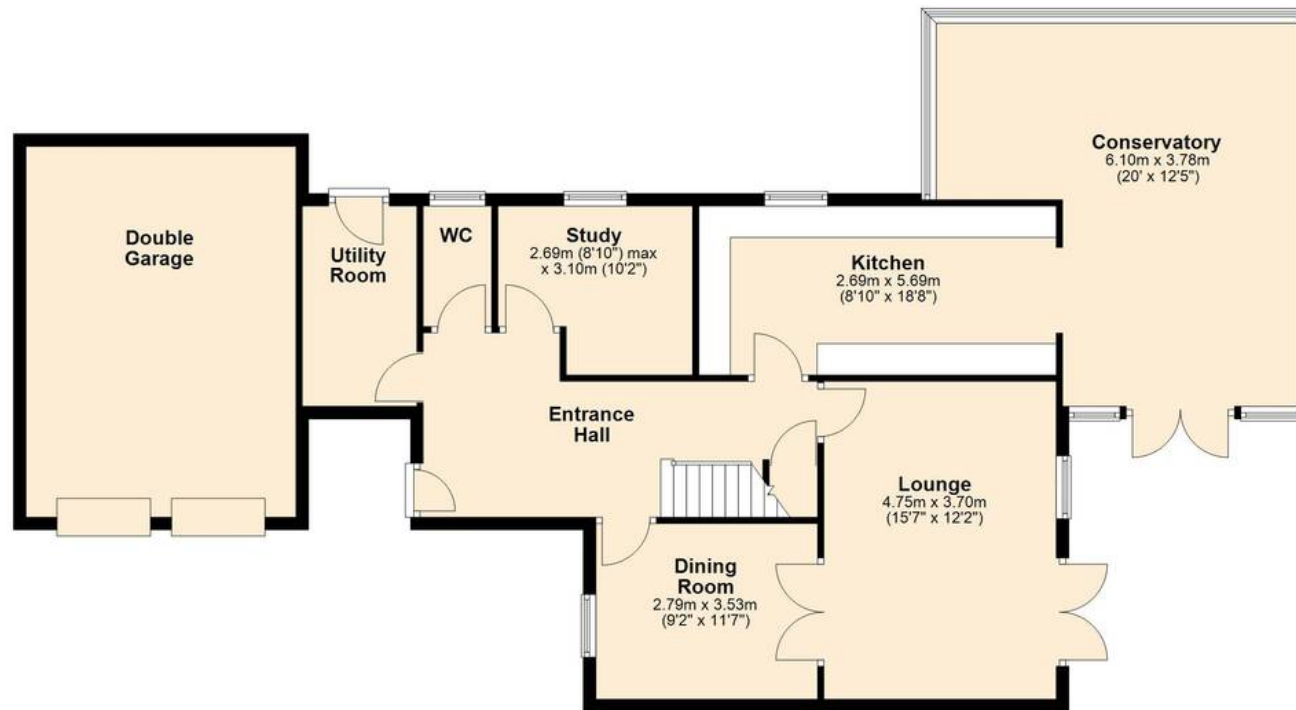
It's leafy and private, with established borders, a greenhouse tucked away to one side, and just the right balance between neat and natural. Whether you're into gardening or just want a space that looks good without too much effort, this one ticks the box. In a separate garden area there is a greenhouse, storage shed and raised vegetable beds along down the side of the house accessed from the utility room or main garden.

If you'd like more information or want to arrange a viewing, just give the office a call — we'd be happy to show you around.

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Ground Floor



First Floor





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