



20 Willow Holt, Hampton Hargate – PE7 8AP

Peterborough

£325,000



20 Willow Holt

Hampton Hargate, Peterborough

This three-bedroom detached home in Willow Holt, Hampton Hargate, has been cared for and adapted over time to suit the way people really live. This property is ideal for a growing family. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three-bedroom detached home in Willow Holt, Hampton Hargate
- Bright front lounge with bay window and plenty of natural light
- Spacious kitchen/diner with doors opening onto the back garden
- Garage conversion creating a study or flexible extra room
- Main bedroom with dressing area and en-suite, plus two further bedrooms and family bathroom
- Private back garden with lawn and patio, driveway parking, and close to local schools, shops and green spaces



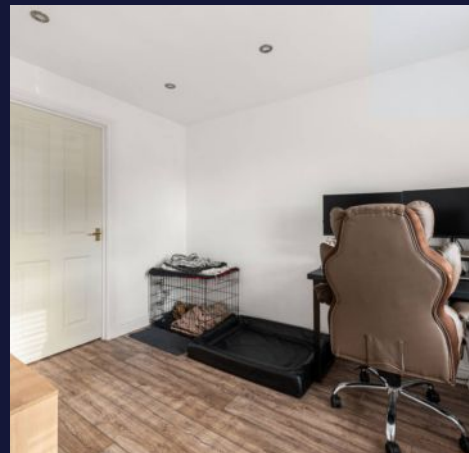
20 Willow Holt

Hampton Hargate, Peterborough

This three-bedroom detached home in Willow Holt, Hampton Hargate, has been cared for and adapted over time to suit the way people really live.

The ground floor has a bright front lounge where the bay window fills the room with natural light, making it a comfortable spot to relax in the evenings or enjoy a quiet morning coffee. At the back, the kitchen and dining area has plenty of room for family meals and get-togethers, with doors opening straight onto the garden so you can extend the space outdoors when the sun is shining.

The garage has been converted into a study, giving you a quiet place to work from home or a handy extra room for play, hobbies or even a snug. A separate utility room keeps the laundry tucked away and there's also a downstairs toilet – small touches that make daily routines that bit easier.





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Upstairs, the main bedroom has the feel of a little retreat, complete with its own dressing area and en-suite shower room. The two further bedrooms are comfortable and versatile, with space for children, guests or a home office if needed, and they're served by a family bathroom with a fresh, modern finish.

The back garden is private and easy to look after, with a mix of lawn and patio that makes it just as good for summer barbecues as it is for letting children and pets play. To the front, there's driveway parking, and the location puts you within easy reach of schools, shops and green space, as well as the wider Hampton amenities.

It's a home that's ready to move into and enjoy straight away, with a layout and setting that will work just as well for busy weekdays as it will for quiet weekends at home.



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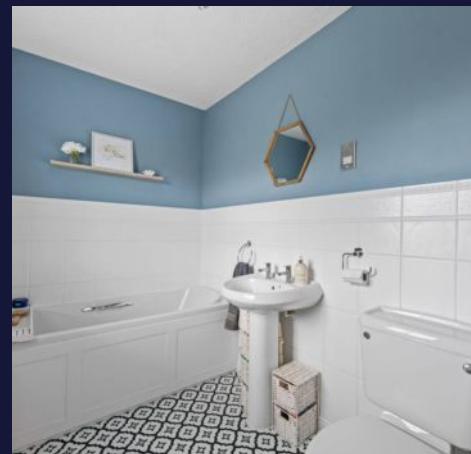
Hampton Hargate, Peterborough

Measurements -

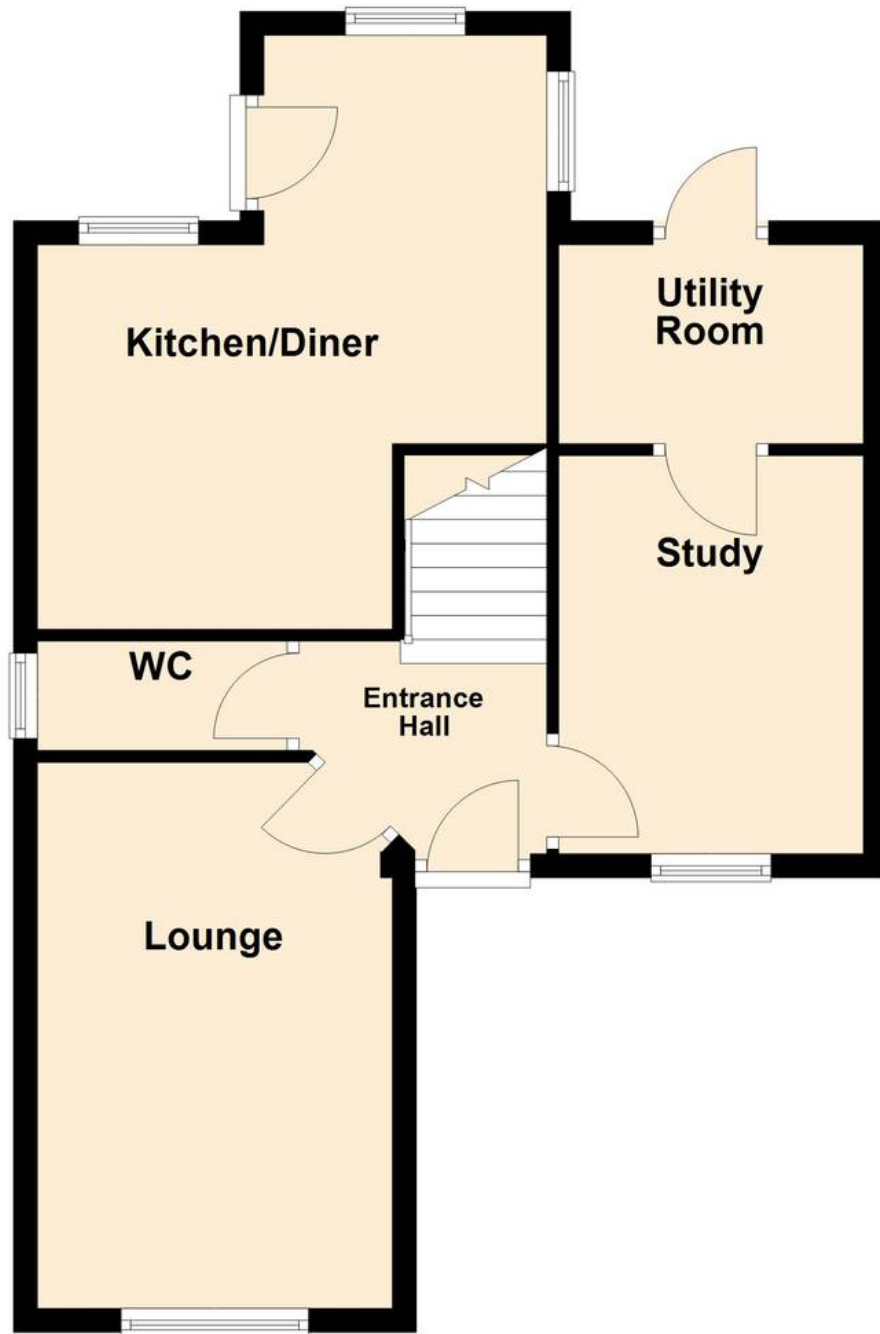
Lounge - 4.55m x 2.96m (14'11" x 9'9")
Kitchen/Diner - 4.25m x 4.95m (13'10" x 16'2")
Utility Room - 2.54m x 1.64m (8'4" x 5'5")
Study - 2.54m x 3.14m (8'4" x 10'4")
Bedroom 1 - 3.12m x 2.96m (10'3" x 9'9")
Bedroom 2 - 3.10m x 2.67m (10'2" x 8'9")
Bedroom 3 - 2.81m x 2.27m (9'3" x 7'5")

Specifications -

Tenure - Freehold
EPC Rating - C
Council Tax Band - D
Heating - Gas Central Heating
Owners Position - Found their next home



Ground Floor



First Floor





Wilsons Estate Agents

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