



Hadrian Drive, Baston Peterborough
£480,000 Freehold

**Sharman
Quinney**

Key Features



- Village Location
- Four Bedroom Detached Home
- En Suite
- Garden Room
- Double Garage

Accommodation Includes

Front door to:

Entrance Porch

Radiator, ceramic tiled flooring, door to hall and door leading to:

Downstairs Cloakroom

Comprising of low level wc and wash hand basin, window to front.

Entrance Hall

Stairs to first floor and landing, built in under stair storage space, radiator, luxury vinyl tile flooring, doors leading to:

Lounge

6.19m x 3.67m (20'3" x 12'). Window to front, LVT flooring, two radiators, gas coal effect fire with feature fire place surround, door to:



Garden Room

3.41m x 3.49m (11'2" x 11'5"). PVCu construction with tiled underfloor heating, spotlights and French doors leading to rear garden.

Dining Room

2.94m x 3.55m (9'7" x 11'7"). Window to rear, LVT flooring, radiator.

Study

2.55m x 3.41m (8'4" x 11'2"). Window to front, radiator.

Kitchen/Breakfast Room

3.96m x 5.21m (13' x 17'1"). Comprising of a range of base and eye level units with work tops over, eye level oven and grill, gas hob and extractor hood, sink with mixer tap, integrated fridge and dishwasher, ceramic tiled flooring, window to rear and opening to breakfast room with radiator and box bay window to rear.

Utility Room

2,15m x 2.36m (7' x 7'9"). Worktop and sink, radiator, space for washing machine and tumble dryer, wall mounted gas central heating boiler, ceramic tiled flooring, window to side and door to rear garden. Integral door leading to double garage.

Stairs to first floor and landing

Loft access, airing cupboard, doors to:

Bedroom One

3.63m x 4.28m (11'11" x 14'). Two built in double wardrobes, radiator window to front, door to:

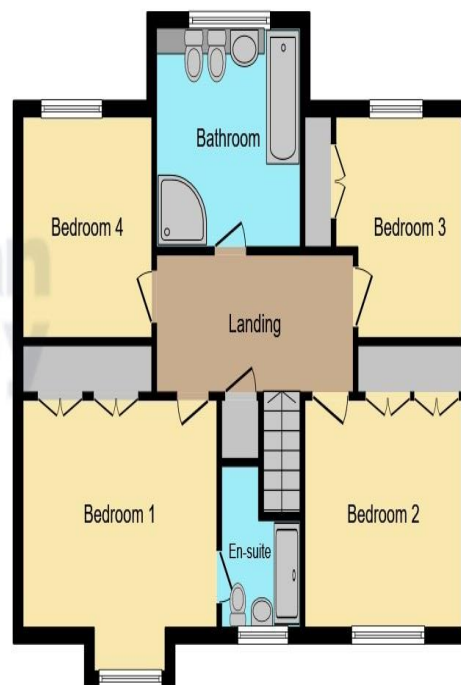
En Suite

Three piece suite comprising shower cubicle, low level wc, vanity wash hand basin., heated towel rail window to front.





Ground Floor



First Floor

Bedroom Two
3.69m x 3.11m (12'1" x 10'2"). Window to front, two built in double wardrobes, radiator.

Bedroom Three
2.36m x 3.05m (7'9" x 10'). Built in double wardrobe, radiator, window to rear.

Bedroom Four
2.57m x 2.36m (8'5" x 7'9"). Window to rear, radiator.

Bathroom
Four piece suite comprising corner shower cubicle, wc, bidet panel bath, sink with storage under, window to rear, heated towel rail.

Outside
The private rear garden is laid mainly to lawn with borders, patio area, two garden sheds and summer house, enclosed with a wood panel fence surround and side gate access. To the front the property has a block paved double width driveway leading to a double garage and EV charging point. The garage benefits from an electric up and over door, power and light, loft access with loft ladder, range of base and eye level storage units and integral door providing access to the home.

Agents Note
The vendors informs us that the property benefits from a replacement boiler and central heating pump, a new oven and dishwasher, a shower booster pump, new back fence and the fascias, soffits and downpipes have been recently replaced.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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