



## Appleton Close, Hampton Hargate Peterborough

**Price: Freehold £400,000 offers in the region of**

- Four Bedrooms
- Refitted En-suite to The Master Bedroom
- Conservatory
- Separate Dining Room
- Refitted Kitchen Breakfast Room
- Refitted Downstairs Cloakroom
- Single Garage With Double Width Driveway
- Detached House

EPC Rating: D



Part glazed entrance door into the

#### Main Hallway

Stairs to first floor landing with under stairs storage cupboard, radiator, double doors into the separate dining room.

#### Refitted Downstairs Cloakroom

Fitted two piece suite comprising a close coupled Wc, wash hand basin in vanity unit, radiator, double glazed window to side aspect.

#### Lounge

4.80m x 3.48m (15'.09" x 11'.05")

Living flame electric fire place with stone feature surround and marble effect hearth, two radiators double glazed French doors leading through to the conservatory.

#### Conservatory

3.66m max x 2.64m (12' max x 8'.08")

Upvc and brick construction with polycarbonate roof, tiled flooring, and radiator double glazed windows and French doors leading out to the rear garden.

#### Separate Dining room

3.58m x 2.64m (11'.09" x 8'.08")

Double glazed window to front aspect, radiator.

#### Refitted Kitchen breakfast Room

3.76m x 3.56m exc recess (12'.04" x 11'.08" exc recess)

Refitted kitchen breakfast room comprising a matching range of eye level units, cupboards and drawers with matching worktop space over, stainless steel sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, fridge freezer space, built in oven and hob with extractor over, built in dishwasher, space for tumble drier, radiator, tiled flooring, double glazed window and door leading out to the rear garden

#### First floor landing

Radiator, airing cupboard, loft access.

#### Master bedroom

4.75m max x 3.18m exc wardrobe (15'.07" max x 10'.05" exc wardrobe)

Two double glazed windows to front aspect, built in wardrobes, two radiators.

#### Refitted En-suite

Fitted suite comprising a tiled double shower cubicle, wash hand basin in vanity unit, close coupled Wc, tiled splashbacks, radiator, double glazed window to front aspect.

#### Bedroom 2

4.22m x 2.69m (13'.10" x 8'.10")

Double glazed window to rear aspect, radiator.

#### Bedroom 3

3.02m exc recess x 2.57m (9'.11" excl recess x 8'.05")

Double glazed window to rear aspect, built in single wardrobe, radiator

#### Bedroom 4

3.02m x 1.98m (9'.11" x 6'.06")

Double glazed window to rear aspect, radiator.

#### Bathroom

Fitted four piece suite comprising a bath, separate shower cubicle, and pedestal wash hand basin, close coupled Wc, tiled splashbacks, radiator double glazed window to side aspects.

#### Outside

The front garden is gravelled with shrub border the double width driveway to the side provides off road parking for two cars and access to the single garage which measures 5.05m x 2.46m (16'.07" x 8'.01") and houses the wall mounted gas boiler and has power and lighting. The rear garden is lawned with recently laid patio seating area,

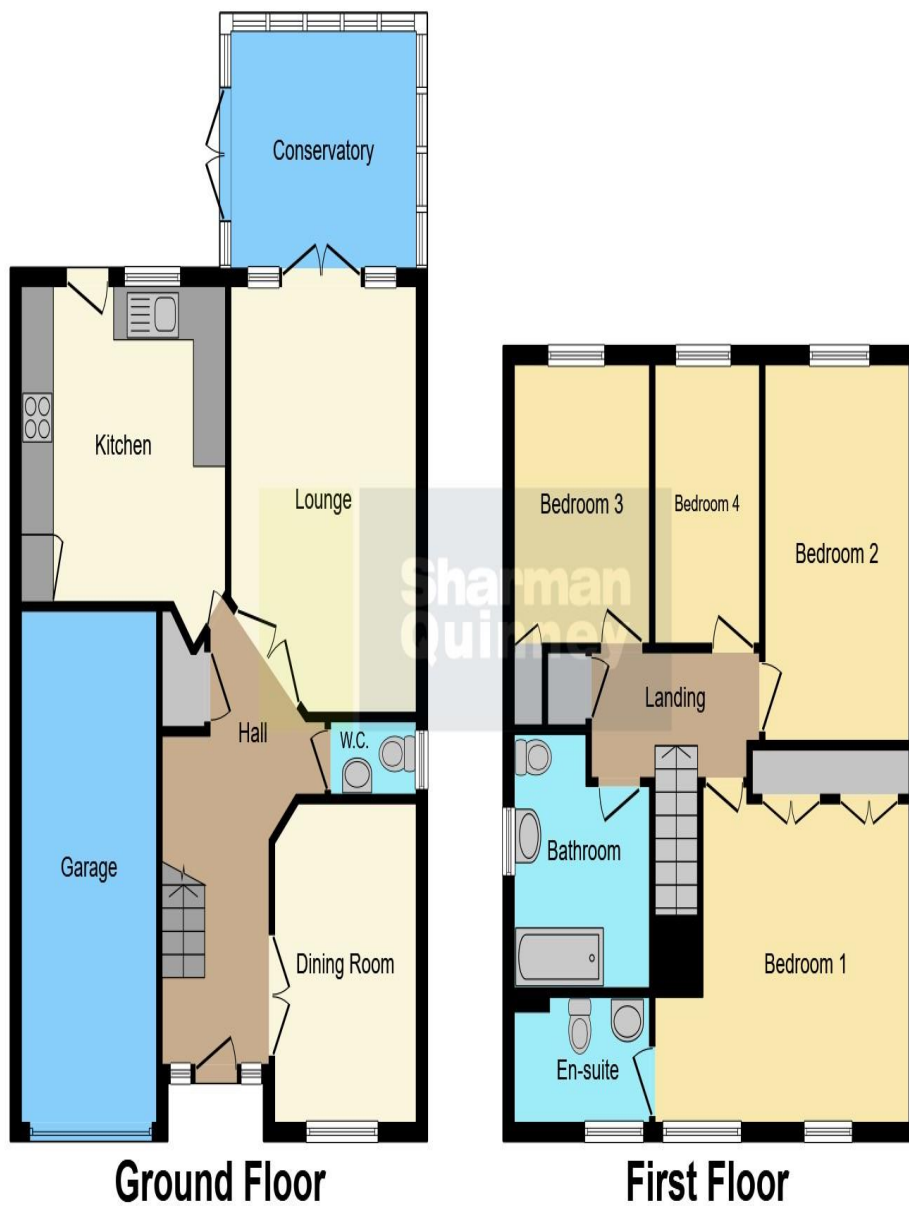


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mature shrub flower and hedging border with external power socket.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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