



Ilex Close, Hampton Hargate, Peterborough  
**£475,000** Freehold

**Sharman  
Quinney**

# Key Features

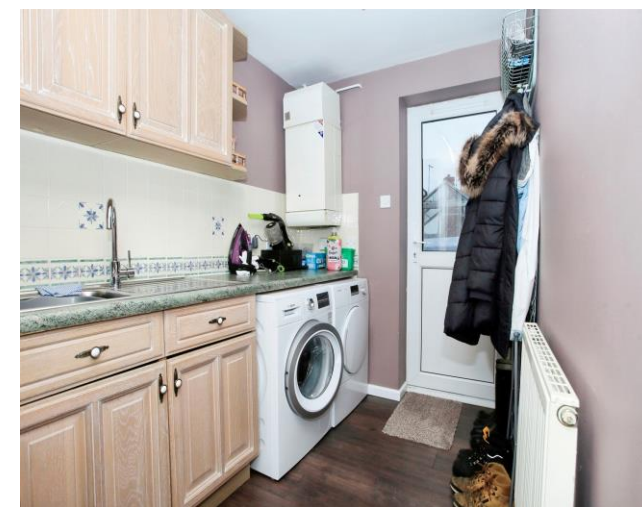


- Executive 4 Double Bedroom Detached House
- Separate Study, Lounge, Dining Room & Utility Room
- L-Shaped Conservatory with Underfloor Heating
- Kitchen with Underfloor Heating
- New Family Bathroom & En-Suites to Bedroom 1 & 2

This four bedroom executive detached house offers contemporary and spacious living accommodation throughout.

As you enter the property, the accommodation includes downstairs cloakroom, study, lounge, separate dining room, utility room, kitchen with under floor heating and Granite worktops fitted units including built-in dishwasher and built-in dresser. The kitchen leads onto the impressive conservatory with underfloor heating.

On the first floor landing you will find bedrooms 1 and 2, both with built-in double wardrobes and en-suite shower rooms, bedrooms 3 and 4 with built-in wardrobes and the recently replaced main family bathroom.



Outside the front garden is lawned, with double width driveway providing off road parking and access to the double garage. To the side of the property you will find a side garden and the rear garden with large patio area is also lawned with mature shrub borders.

Entrance Hall

Downstairs Cloakroom

Study  
3.10m x 2.69m into recess (10'02" x 8'10" into recess)

Lounge  
4.75m x 3.70m (15'07" x 12'02")

Dining Room  
3.53m x 2.79m (11'07" x 9'02")

Utility Room  
3.10m x 1.83m (10'02" x 6')

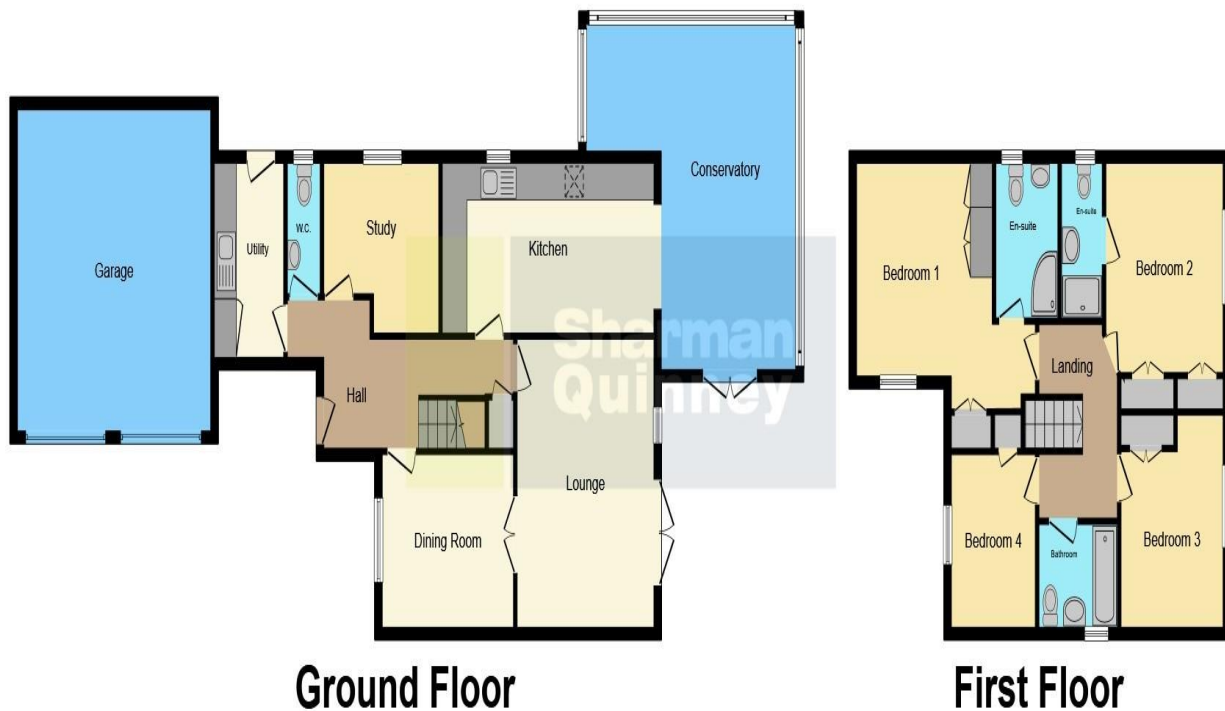
Kitchen  
5.69m x 2.69m (18'08" x 8'10")

L-Shaped Conservatory  
6.10m x 5.79m into recess (20' x 19' into recess)

First Floor Landing

Bedroom 1





**Ground Floor**

**First Floor**

5.16m into recess x 4.1m exc wardrobes (16'11" into recess x 13'06" exc wardrobes)

En-suite

Bedroom 2

3.45m exc wardrobe x 3.07m (11'04" exc wardrobe x 10'01")

En-suite

Bedroom 3

3.43m inc wardrobe x 2.77m (11'03" inc wardrobe x 9'01")

Bedroom 4

2.82m exc wardrobe x 2.31m (9'03" exc wardrobe x 7'07")

Bathroom

Outside

The front garden is laid to lawn with central flower bed with block paved drive providing off road parking and access to the double garden area measuring 5.23m x 5.11m (17'02" x 16'09"). Side gated access leads round to a side garden, the main rear garden is lawned with two paved patio seating areas and mature shrubs flowers and trees.

To view this property call **Sherman Quinney** on: **01733 346111**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,  
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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