



Donalds Grove, Hampton Heights Peterborough

Price: Freehold £310,000

- Semi-Detached House
- Four Bedrooms
- Kitchen/Dining Room
- En-Suite to Bedroom 1 & Bedroom 2
- Generous Plot
- Off Road Parking For Multiple Cars
- Views Over The Green
- Close to Local Shops, Schools & Amenities

EPC Rating: B



As you step inside, you'll be greeted by a spacious and inviting entrance hall and downstairs cloakroom. The stylish kitchen/dining room featuring integrated appliances including washing machine, dishwasher, fridge freezer and oven and hob. The light and airy lounge has French doors leading you out into the generous rear garden.

As you go upstairs you will find bedroom 1 with two built-in single wardrobes and en-suite shower room, bedroom 3 and bathroom.

Stairs then lead up to the second floor where bedroom 2 has a built-in single wardrobe and en-suite shower room, bedroom 4/cot room could also be used for home office depending on your needs.

Outside the front garden is lawned and has lovely views over the green area of the development with a block paved driveway to the side, providing ample off-road parking for multiple cars. Side gated access leads to the generous rear garden which is lawned and has two paved patio seating areas, the one at the back of the garden has a pergola over perfect for a barbeque or when entertaining the family. Hampton Heights offers a family friendly neighbourhood, with easy access to local amenities including schools, shops, lakes and parklands.

Entrance Hall

Downstairs Cloakroom

Kitchen/Dining Room

4.55m x 2.29m (14'11" x 7'06")

Lounge

4.47m x 3.51m (14'08" x 11'06")

First Floor Landing

Bedroom 1

3.84m x 3.05m ex wardrobe (12'07" x 10' ex wardrobe)



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.

Ref: HAM203346 - 0003

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En-suite

Bedroom 3

3.0m x 2.36m (9'10" x 7'09")

Bathroom

Second Floor Landing

Bedroom 2

3.40m x 3.20m ex recess (11'02" x 10'06" ex recess)
(restricted ceiling height)

En -Suite

Bedroom 4/Cot Room

2.41m x 2.11m into recess (7'11" x 6'11" into recess)
restricted ceiling height

Outside

The front garden is lawned and there are views over the lovely green area the block paved driveway to the side provides off road Parking for two cars. Side gated access leads to the generous rear garden which is laid to lawn with two paved patio seating areas one with a with pergola over at the rear of the garden providing an ideal entertaining space for all the family to enjoy.