



Oak Avenue, Hampton Hargate Peterborough
£370,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Ensuite to Master
- Kitchen/Diner
- Seperate Dining/Study
- Garage
- Downstairs WC

As you step inside, you'll be greeted by the inviting hallway leading you into the heart of the home and downstairs cloakroom.

The lounge is the perfect room to relax and unwind in with the family after a long day's work. The separate dining room /study is the perfect room for the family to enjoy the formal gatherings together or If you have a need to work from home ,ideal for the hybrid worker, depending on your needs.

The highlight of the home is the modern kitchen/dining room where there is plenty of preparation and storage space ideal for the budding chef, plenty of room for the dining room table, it's the heart of the home where memories will be made.

As we go upstairs you'll find the well-proportioned bedrooms, bedroom 1 provides a peaceful



sanctuary offering comfort and privacy, whilst boasting an ensuite shower room, the additional bedrooms are perfect for the children, guests or home office ,family bathroom. Outside the rear garden is the ideal place for the family and friends to enjoy the fresh air together, parking, no problem there is a single garage en-bloc assessed via a shared drive. Oak avenue is a family friendly neighbourhood within easy reach of Hamptons local amenities including shops, schools, Lakeland walks and the all-important transport links.

Entrance hall

Downstairs cloakroom

Lounge

5.0m exc bay x 3.20m (16'05" exc bay x 10'06")

Dining Room/Study

3.20m x 2.46m (10'06" x 8'01")

Kitchen diner

7.63m x 3.02m (25'06" x 9'11")

Utility room

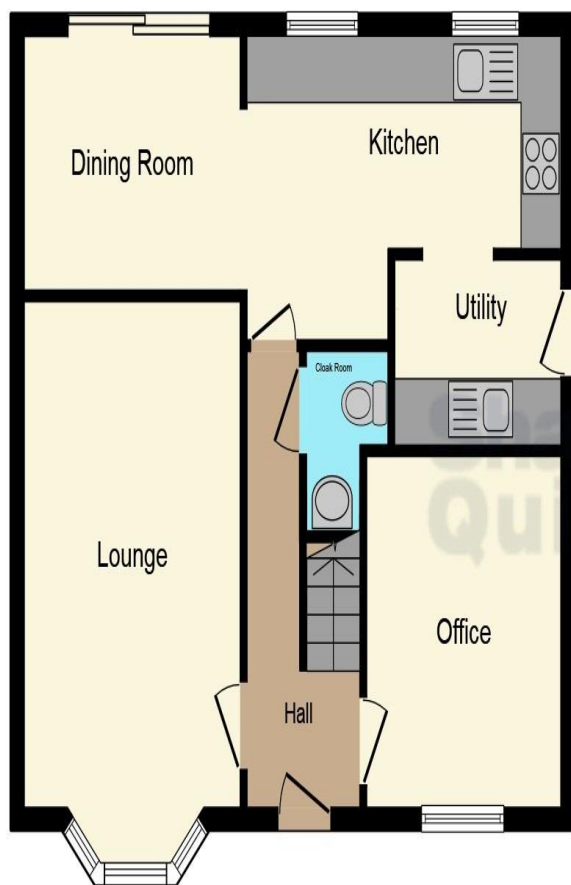
1.75m x 1.57m (5'09" x 5'02")

First floor landing

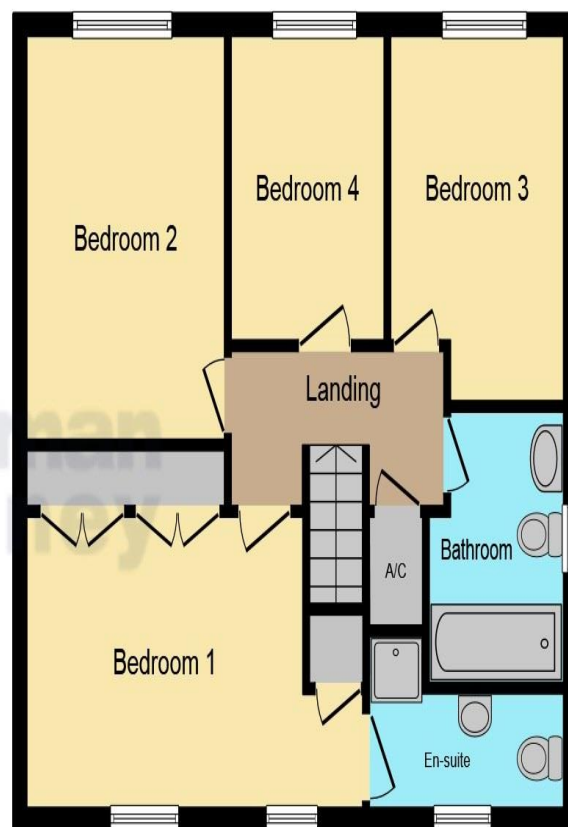
Bedroom 1

5.16m into recess x 3.02m (16'11" into recess x





Ground Floor



First Floor

9'11")

Ensuite

Bedroom 2
3.61m x 2.67m (11'10" x 8'09")

Bedroom 3
3.35m into recess x 2.44m (11'0" into recess x 8'0")

Bedroom 4
2.69m x 2.44m (8'10" x 8'0")

Bathroom

Outside

The rear garden is the ideal place for all the family to enjoy the fresh air together or for entertaining friend. Parking, no problem there is ample parking and access to the single garage en- bloc measuring 5.66m x 2.49m (18'07" x 8'02") assessed via a shared drive.

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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