

Property details **approval form**

111 Buckthorn Road, Hampton Hargate, Peterborough, Cambridgeshire, England, PE7 8GB

Date: 03 February 2025 **Property Ref and Version:** HAM203558 - 0004

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

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

T 01733 346111 **E** hampton@sharmanquinney.co.uk

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◆ Price

offers in excess of £340,000

Tenure: Freehold

◆ Key Features

- Extended Town House
- Kitchen/Family Room
- En-Suite to Master/Guest Bedrooms
- 4 Bedrooms
- Downstairs Cloakroom
- Three Storey
- Off Road Parking for up to 2 Cars
- EPC Rating: C

◆ Short Description

Welcome to this stunning four-bedroom three storey extended town house in Buckthorn Road in Hampton Hargate. This property has undergone extensive updating and modernisation by the current owners offering all the space you could dream off with luxurious en-suites and modern amenities.

◆ Directions

◆ Agent Note

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◆ Description

As we step inside, you'll be greeted by a bright and spacious interior that has been thoughtfully designed to meet all your modern needs. Downstairs cloakroom, if you need that little extra storage there is a formal store and walk in utility/cloaks room with built in storage cupboards.

The fully updated and extended kitchen/ family room is a real showstopper, featuring top of the line integrated appliances and sleek worktops with plenty of storage and preparation space it's a dream come true for any aspiring chef or culinary enthusiast, whether you're cooking a gourmet meal or simply enjoying a quick snack, this kitchen has you covered, the light and airy family area is perfect for relaxing in whilst you all enjoy the views of the landscaped rear garden.

As we go upstairs on to the first-floor landing, you'll find the cozy lounge which is perfect for unwinding in with family and friends with french doors leading out to the Juliette balcony.

Bedroom 1 has built in wardrobes and boasts an en-suite shower room offering a touch of luxury and privacy.

On the second floor you'll find three well-proportioned bedrooms, bedroom 2 boasting an en-suite shower room and built in wardrobes,

The additional bedrooms are ideal for the children guests or even home office depending on your needs, family bathroom.

Outside there is ample off-road parking for two cars, the landscaped rear garden offers generous outdoor space, imagine hosting summer barbeques, gardening to your hearts content, or simply enjoying the fresh air in your own private oasis.

Buckthorn Road is a popular family friendly neighbourhood within easy reach of Serpentine Green shopping centre, schools, lakes, parklands and the all-important transport links.

Entrance hall

Downstairs cloakroom

Walk in Cloaks/Utility Room (part of former garage)

2.26m x 1.83m ex wardrobe (7'05" x 6'0" ex wardrobe)

Store (part of former garage)

3.12m x 2.57m (10'03" x 8'05")

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Extended Kitchen/family room

6.91m x 4.90m max (22'08" x 16'01" max)

Stairs to first floor

Lounge

4.93m x 4.06m max (16'02" x 13'04" max)

Bedroom 1

4.34m x 3.10m (14'03" x 10'02")

Ensuite shower room

Stairs to second floor

Bedroom 2

3.45m x 3.43m into recess (11'04" x 11'03" into recess)

Ensuite

Bedroom 3

3.63m 2.59m (11'11" x 8'06")

Bedroom 4

2.36m x 2.21m (7'09" x 7'03")

Bathroom

Outside there is ample off-road parking for two cars, the landscaped rear garden offers ample outdoor space, imagine hosting summer barbeques, gardening to your hearts content, or simply enjoying the fresh air in your own private oasis.

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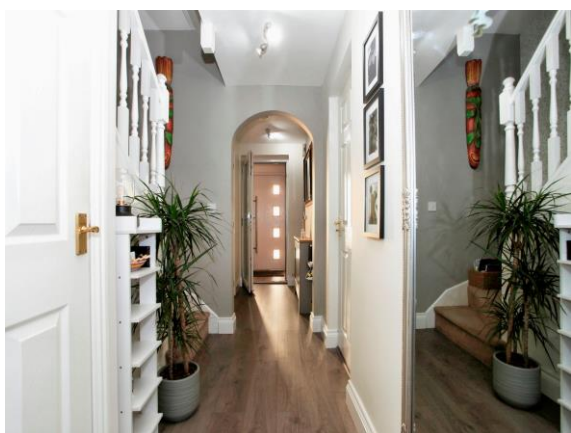
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◆ Floor Plan



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

◆ Approval

	Signature	Date
Andrew Sharman		
Mr M. Johnson		

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