



Archers Wood, Hampton Hargate Peterborough
£310,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Detached Property
- Four Bedrooms
- Kitchen/Family Room
- En-suite to Bedroom 1
- Off Road Parking

As you enter the property you'll be greeted by the warm and welcoming atmosphere, leading you through to the heart of the home.

The lounge offers a cozy retreat for the family to enjoy relaxing in after a long day's work, if you have a need to work from home there is a dedicated study but also could be easily used as a downstairs guest bedroom as well. Downstairs cloakroom

The heart of the home is the stunning kitchen/family room, which is flooded with natural light



through the bi-fold doors and roof windows and is a real showstopper, featuring sleek countertops and integrated appliances and boasts a central island unit, 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/ family room has you covered. Utility room.

As we go, upstairs you'll find the three well-proportioned bedrooms, bedroom 1 boasts an ensuite shower room, ensuring privacy and convenience, the two additional bedrooms are perfect for the children guests or even home office depending on your needs, family bathroom.

Outside the rear garden provides ample space for the family to enjoy their outdoor activities together. Parking, no problem there is a driveway to the side providing off road parking.

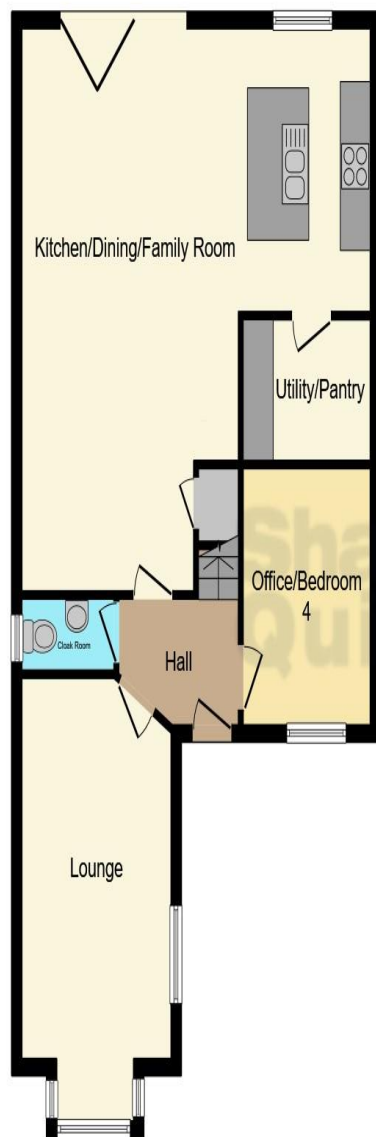
Archers Wood is a family friendly neighbourhood within easy reach of Serpentine Green shopping centre, local schools, parks, lakes and the all-important transport links.

Entrance Hall

Downstairs Cloakroom

Lounge
4.57m x 2.97m (15'0" x 9'09")





Ground Floor



First Floor

Kitchen/Family Room
6.96m max x 6.76m max (22'10" max x 22'02" max)

Utility Room
2.49m x 1.68m (8'02" x 5'06")

Study/bed 4
3.10m x 2.49m (10'02" x 8'02")

First floor landing

Bedroom 1
4.22m x 2.97m (13'10" x 9'09")

Ensuite

Bedroom 2
3.12m x 2.67m ex recess (10'03" x 8'09" ex recess)

Bedroom 3
2.77m x 2.26m (9'01" x 7'05")

Family bathroom

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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