



West Lake Avenue, Hampton Vale Peterborough
Offers in Region of £460,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Seperate Dining Room
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Off Road Parking for Up to 2 Cars
- Close to Local Amenities

The spacious accommodation comprises, main entrance hall, downstairs cloakroom, relaxing dual aspect lounge, a separate dining room perfect for holding formal family gatherings, kitchen breakfast room with integrated appliances, breakfast bar making it perfect for enjoying your morning coffee before the day starts, utility room. Family room which offers flexibility for games room or possibly annexe.

As we step upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 boasts built in wardrobes and a refitted ensuite shower room, the additional bedrooms are just right for the children, guests or even home office, depending on your personal needs, family bathroom.



Outside the rear garden offers a lovely environment for the family to enjoy their summer barbecues together and outdoor activities.

Accessed via the shared drive there is a double width driveway at the rear providing ample off-road parking for two cars and there is also access to a store which was part of the original garage.

Located in the popular area of Hampton Vale and within easy reach of local schools, Serpentine Green shopping centre, lakeland walks and important transport links, this property has you covered.

Entrance hall

Downstairs cloakroom

Lounge
5.77m x 3.43m (18'11" x 11'03")

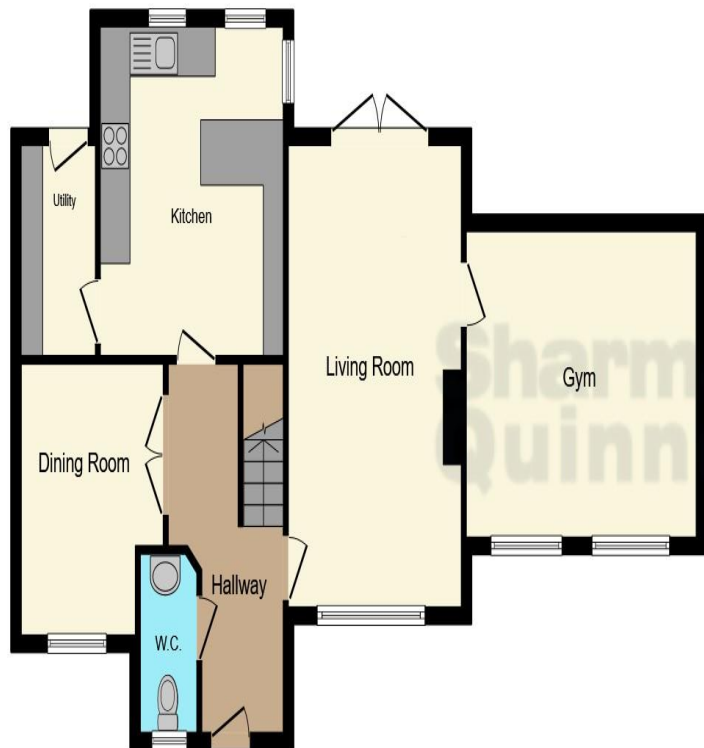
Separate dining room
3.28 x 2.87m (10'09" x 9'05")

Family room
3.63m x 4.75m (11'11" x 15'07") part of former garage

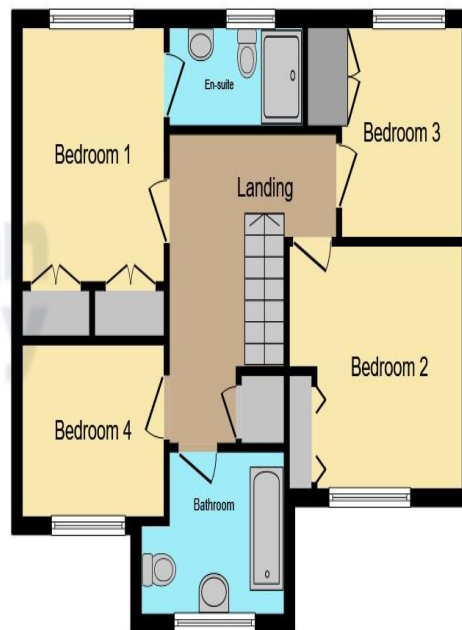
Kitchen/Breakfast room
3.78m x 3.51m (12'05" x 11'06")

Utility Room





Ground Floor



First Floor

2.31m x 1.73m (7'07" x 5'08")

First floor landing

Bedroom 1

3.28m x 3.07m ex wardrobe (10'09" x 10'01" ex wardrobe)

Refitted Ensuite

Bedroom 2

3.51m inc wardrobe x 2.95m (11'06" inc wardrobe x 9'08")

Bedroom 3

2.77m x 2.49m inc wardrobe (9'01" x 8'02" inc wardrobe)

Bedroom 4

3.28m x 2.03m (10'09" x 6'08")

Bathroom

Outside the rear garden offers a lovely environment for the family to enjoy their summer barbecues together and outdoor activities. Accessed via the shared drive there is a double width driveway at the rear providing ample off-road parking for two cars and there is also access to a store 4.95m x 1.52m (16'03" x 5'0") which was part of the original garage.

To view this property call Sharman 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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: HAM203656 - 0001

