



Sorbus Close, Hampton Hargate Peterborough
Guide Price £320,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!
- 4 Bedrooms
- Refitted Kitchen/Breakfast Room
- Lounge/Dining Room
- Two Conservatories
- En-suite to Master Bedroom
- Jack and Jill Shower Room to Bedrooms 2&3
- Parking and Double Garage

As you step inside, you'll be greeted by the impressive and inviting hallway. The heart of the home is the kitchen/dining room, which is a real showstopper, where you whip up delicious meals while entertaining family and friends. The ample counter space with island unit with top-of-the-line integrated appliances make cooking a breeze, utility room and downstairs cloakroom.

The cozy lounge offers the perfect space to relax and unwind in with the family, adjacent is the separate dining room, the perfect room for those formal family gatherings or for entertaining friends. If you have a need to work from home, there is a dedicated study making it the ideal room for the hybrid worker.



The two conservatories are the perfect rooms for the family to gather in relax and unwind whilst enjoying the views over the rear garden.

As we go upstairs, you'll find bedroom 1 which boasts built in double wardrobes and an ensuite shower room, offering privacy and comfort.

The additional bedrooms are ideal for the children, guests or even home office depending on your needs with bedroom 2 and 3 sharing the jack and jill shower room, family bathroom.

Outside the low maintenance rear garden is the perfect space for the family to enjoy their outdoor activities together whilst enjoying the fresh air.

Parking, no problem, accessed via the shared drive way, there is ample off-road parking for two cars on the double width drive and access to the detached double garage.

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

Entrance Hall

Downstairs cloakroom

Kitchen/Dining Room
5.89m max x 3.12m max (19'04" x 10'03" max)

Utility room
1.93m x 1.55m (6'04" x 5'01")

Separate Dining Room
3.33m x 3.12m (10'11" x 10'03")





Ground Floor

First Floor

Lounge
4.60m x 4.29m (15'01" x 14'01")

Study
2.64m x 2.11m (8'08" x 6'11")

Conservatory
4.42m max x 3.76m max (14'06" max x 12'04" max)

Conservatory 2
3.91m max x 2.44m (12'10" max x 8'0")

First floor landing

Bedroom 1
4.42m max x 3.91m max (14'06" max x 12'10" max)

Ensuite Bathroom

Bedroom 2
3.48m inc wardrobe x 3.38m inc wardrobe (11'05" inc wardrobe x 11'01" inc wardrobe)

Jack and Jill shower room

Bedroom 3
3.45m inc wardrobe x 3.35m (11'04" inc wardrobe x 11'0")

Bedroom 4
3.15m max into recess x 3.02m max into recess (10'04" max into recess x 9'11" max into recess)

Bathroom

Outside the low maintenance rear garden is the perfect space for the family to enjoy their outdoor activities together whilst enjoying the fresh air. Parking, no problem, there is ample off-road parking for two cars on the double width drive and access to the detached double garage measuring 5.11m x 4.88m (16'09" x 16'0").

To view this property call Sharman Quinney on:
01733 346111

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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