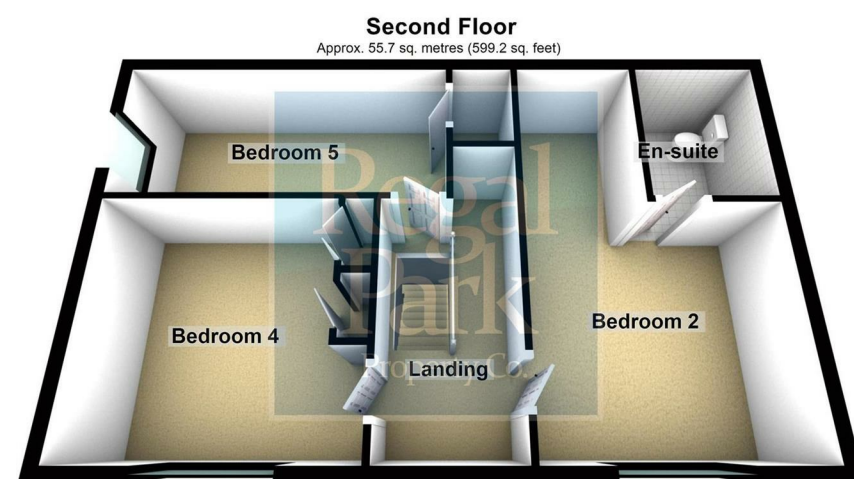
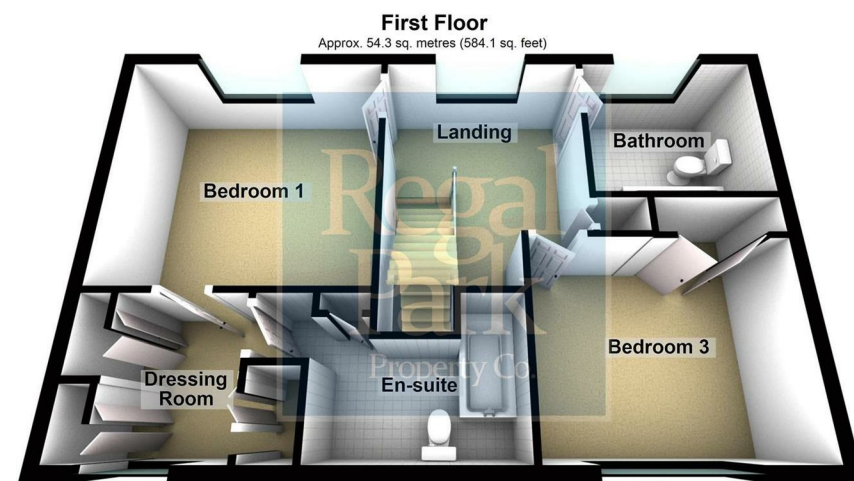


Total area: approx. 169.6 sq. metres (1825.8 sq. feet)

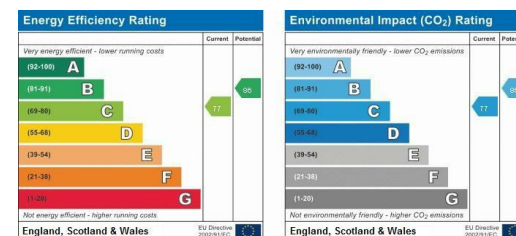


County Road, Hampton Vale, Peterborough, PE7 8ET

EXECUTIVE DETACHED FAMILY HOME* *POPULAR LOCATION* *2 EN-SUITES* *DOUBLE GARAGE* *NO CHAIN* *OVERLOOKING OPEN GREEN SPACE
Regal Park are pleased to offer this well presented 5 Bedroom Detached Family Home in the popular location of Hampton Vale. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Dining Room, Cloakroom, Kitchen/Breakfast Room, Utility Room. The first floor has the Master Bedroom with fitted drawers, Dressing Room & Four Piece En-Suite, Bedroom 3 with built in wardrobes and a Four Piece Family Bathroom. The top floor has Bedroom 2 with En-Suite and Bedrooms 4 & 5.

There is a Double Driveway & Double Garage, access on Jury Road and enclosed rear garden. Viewings Highly Recommended to appreciate this property and the open green space it's overlooking. No Chain.

EPC Rating: C



Disclaimer
Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

Offers in excess of £475,000
Freehold



Entrance Hall

Laminate flooring, telephone point, stairs, under-stairs storage cupboard, double door to:

Lounge

19'0" x 12'4" (5.79m x 3.76m)

Two uPVC double glazed windows to rear, uPVC double glazed window to front, three double radiators, carpet, telephone point, TV point, uPVC double glazed french double doors to garden.

Dining Room

8'11" x 11'7" (2.72m x 3.53m)

UPVC double glazed window to front, double radiator, carpet.

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, carpet.

Kitchen/Breakfast Room

10'6" x 11'7" (3.20m x 3.53m)

Fitted with a matching range of base and eye level units with worktop space over, under-unit lighting, integrated fridge/freezer and dishwasher, fitted electric double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, tiled flooring, open to:

Utility

6'3" x 6'1" (1.91m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for tumble dryer, tiled flooring, door to garden.

First Floor and Landing

UPVC double glazed window to rear, double radiator, carpet, stairs, airing cupboard housing hot water cylinder, door to:

Bedroom 1

11'9" x 12'3" (3.58m x 3.73m)

UPVC double glazed window to rear, radiator, carpet, telephone point, TV point, fitted bedroom suite with a range of drawers, door to:

Dressing Room

7'0" x 5'0" (2.13m x 1.52m)

UPVC double glazed window to front, three double wardrobes, radiator, carpet, door to:

En-Suite

Fitted with four piece suite comprising deep panelled bath with shower over, pedestal wash hand basin, tiled shower cubicle with fitted shower over with folding glass screen and close coupled WC, tiled surround, storage cupboard, double radiator, carpet.

Bedroom 3

11'8" x 9'6" (3.56m x 2.90m)

UPVC double glazed window to front, radiator, carpet, built in wardrobes, TV point.

Bathroom

Fitted with four piece suite comprising deep panelled bath with shower over, pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and folding glass screen and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, carpet.

Second Floor and Landing

Velux window to front, double radiator, carpet, access to loft, door to:

Bedroom 2

19'2" x 11'10" max (5.84m x 3.61m max)

UPVC double glazed window to front, velux window to rear, radiator, carpet, TV point, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, velux window to rear, radiator, carpet.

Bedroom 4

11'8" x 12'9" (3.56m x 3.89m)

UPVC double glazed window to front, radiator, carpet, TV point, built in wardrobes and side drawers.

Bedroom 5

15'10" x 7'4" (4.83m x 2.24m)

UPVC double glazed window to side, velux window to rear, double radiator, door to over-stairs storage cupboard, telephone point, TV point, carpet.

Outside

There is a Double Driveway to the rear of the property, access off Jury Road, leading to a Double Garage with power and light connected, side personnel door.

The rear garden has a patio area, gravel area, mature flowers and trees as borders, outside tap, outside lighting, patio steps down to further patio area, gated rear access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

