

Regal Park
Property Co.

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Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX

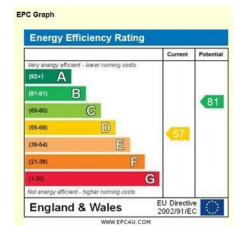


Dragonfly Close, Hampton Hargate, Peterborough, PE7 8DD

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *5 DOUBLE BEDROOMS* *3 EN-SUITES* *2 RE-FITTED EN-SUITES* *RE-FITTED BATHROOM* *RE-FITTED CLOAKROOM
 Regal Park are pleased to offer this well presented 5 Double Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within catchment for Hampton Hargate Primary School, easy access to A1 and comprises; Entrance Hall, Lounge, Dining Room, Re-Fitted Cloakroom, Kitchen/Breakfast Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 has built in wardrobes and Re-Fitted En-Suite, Bedroom 5 and a Re-Fitted Bathroom. The top floor has Bedroom 3 with built in wardrobes and Re-Fitted En-Suite and Bedroom 4 with built in wardrobes.

There is a Driveway to the front of the property and tandem length garage and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: D



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 the region of £450,000
 Freehold**



Entrance Hall

Storage cupboard, two double radiators, laminate flooring, under-stairs storage cupboard, stairs, door to:

Lounge

19'6" x 11'4" (5.94m x 3.45m)

UPVC double glazed window to front, two vertical radiators, fitted carpet, telephone point, TV point, uPVC double glazed french doors to garden.

Dining Room

12'5" x 9'5" (3.78m x 2.87m)

UPVC double glazed window to front, radiator, laminate flooring.

Cloakroom

Re-Fitted with a two piece suite comprising, wash hand basin with cupboards under and WC, tiled splashback, heated towel rail, vinyl flooring, UPVC obscure double glazed window to rear.

Kitchen/Breakfast Room

13'5" x 12'9" (4.09m x 3.89m)

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 fridge/freezer, fitted range cooker, uPVC double glazed window to rear, double radiator, karndean flooring.

First Floor and Landing

Radiator, fitted carpet, stairs, door to:

Bedroom 1

11'2" x 11'11" (3.40m x 3.64m)

UPVC double glazed window to front, radiator, fitted carpet, telephone point, built in wardrobes, door to:

En-suite

Fitted with a three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and WC, fully tiled walls, shaver point, radiator, laminate flooring, UPVC obscure double glazed window to rear.

Bedroom 2

10'7" x 12'9" (3.23m x 3.88m)

UPVC double glazed window to rear, radiator, fitted carpet, two built-in double wardrobes, door to:

En-suite

Re-Fitted with a three piece suite comprising, wash hand basin, tiled shower cubicle with fitted shower over and WC, heated towel rail, laminate flooring.

Bedroom 5

11'7" x 9'7" (3.53m x 2.92m)

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

Bathroom

Re-Fitted with three piece suite comprising, deep panelled bath with shower over, wash hand basin with cupboards under and WC, tiled walls, shaver point, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Second Floor and Landing

Fitted carpet, storage cupboard, storage cupboard with hot water tank, door to:

Bedroom 3

15'9" x 8'6" max (4.80m x 2.59m max)

UPVC double glazed window to front, double wardrobe, radiator, laminate flooring, door to:

En-suite

Re-Fitted with three piece suite comprising, wash hand basin with cupboards under, tiled shower cubicle with fitted shower over and WC, shaver point, heated towel rail, laminate flooring.

Bedroom 4

15'6" x 9'7" max (4.72m x 2.92m max)

UPVC double glazed window to front, double radiator, laminate flooring, access to loft, built in double wardrobe.

Outside

There is a Driveway to the front of the property leading to a single tandem garage (31'7" x 8'5) with side personal door, power and light connected.

The rear garden has a patio area, decking area, laid to lawn with mature flowers and trees, outside tap, outside lighting, gated side 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.

