

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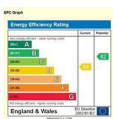
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

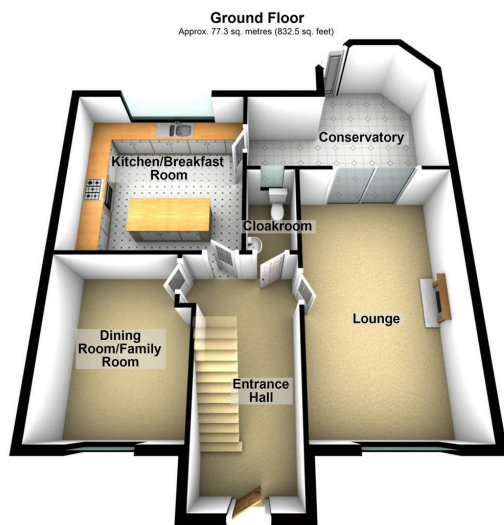


Reed Close, Hampton Hargate, Peterborough, PE7 8DE
Price £400,000
Freehold

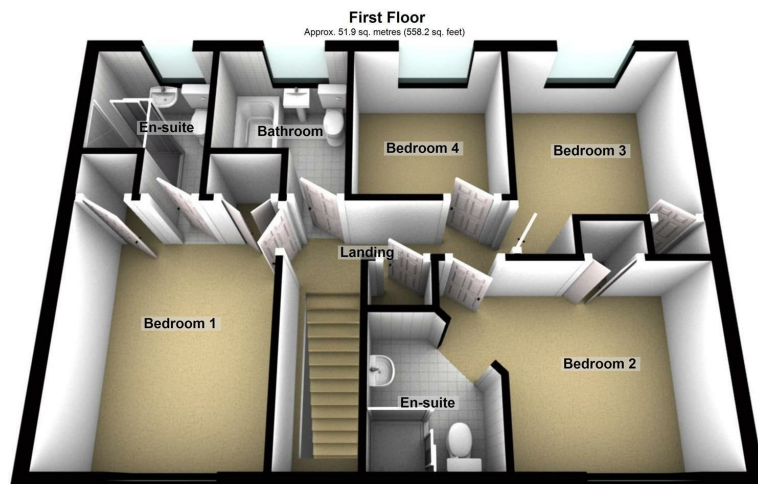
CUL-DE-SAC* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *2 EN-SUITES* *DOUBLE GARAGE

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Hampton Hargate. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Dining/Family Room, Kitchen, Conservatory. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with built in wardrobe and En-Suite, Bedrooms 3 & 4 and a Family Bathroom. There is a Double Driveway to the side providing parking and a Double Garage. Enclosed rear garden. Viewings Highly Recommended.





Total area: approx. 129.2 sq. metres (1390.7 sq. feet)



Entrance Hall

Radiator, laminate flooring, under-stairs storage cupboard, stairs, door to:

Lounge

19'6" x 11'5" (5.95m x 3.48m)

UPVC double glazed window to front, coal effect electric fire with surround, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed sliding patio doors to Conservatory.

Cloakroom

UPVC obscure double glazed window, fitted with two piece suite comprising, pedestal wash hand basin, close coupled WC, half height tiling to walls, radiator, laminate flooring.

Dining Room/Family Room

12'7" x 9'6" max (3.84m x 2.90m max)

UPVC double glazed window, radiator, fitted carpet.

Kitchen/Breakfast Room

13'5" x 12'8" max (4.09m x 3.86m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink bowl with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted range cooker with six ring electric hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, door to:

Conservatory

12'4" x 14'8" max irregular shape (3.76m x 4.47m max irregular shape)

Half brick and uPVC double glazed construction with uPVC double glazed windows, laminate flooring, UPVC double glazed french doors to garden.

Landing

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

Bedroom 1

11'9" x 9'10" max (3.58m x 3.00m max)

UPVC double glazed window to front, radiator, fitted carpet, TV point, built-in wardrobe, 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, fully tiled walls, uPVC obscure double glazed window to rear, radiator, laminate flooring.

Bedroom 2

8'5" x 11'8" max (2.57m x 3.56m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe, 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, radiator, laminate flooring.

Bedroom 3

8'8" x 8'4" (2.64m x 2.53m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobe.

Bedroom 4

7'8" x 7'2" (2.34m x 2.18m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with drawers under and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to rear, radiator, laminate flooring.

Outside

There is a Driveway to the side providing off road parking and Double Garage with power and light connected.

The rear garden is mainly laid to lawn, patio area, outside tap, 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.