

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

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

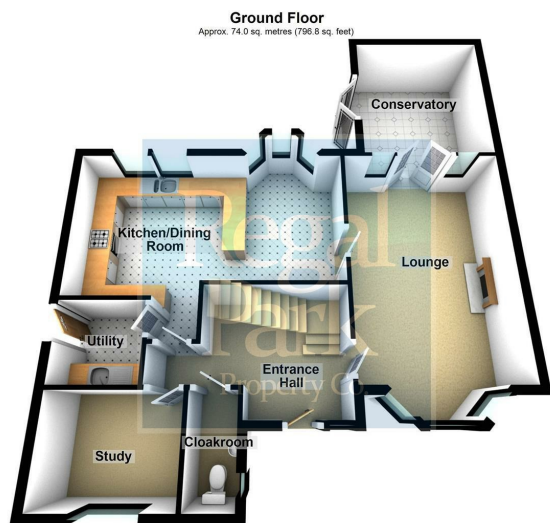


Alder Road, Hampton Hargate, Peterborough, PE7 8BU
Offers in excess of £450,000
Freehold

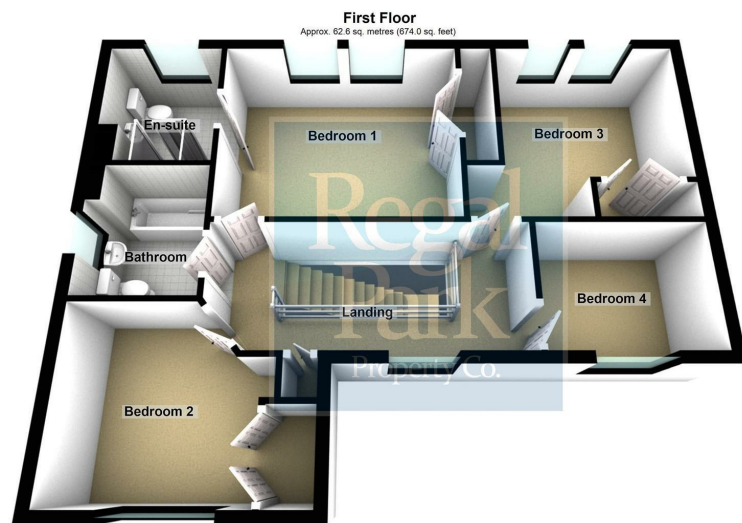
CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *PLAYING FIELDS TO REAR* *STUDY

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 is catchment for Hampton Hargate Primary School, comprises; Entrance Hall, STUDY, Lounge, Conservatory, Kitchen/Dining Room, Utility Room, Cloakroom. The first floor has the Master bedroom with built in wardrobes and En-Suite, Bedrooms 2 & 3 with built in wardrobes, Bedroom 4 and a Bathroom. There is a Driveway to the front providing off road parking and a Double Garage. Enclosed rear garden with playing fields to the rear. Viewings Highly Recommended.





Total area: approx. 136.6 sq. metres (1470.8 sq. feet)



Entrance Hall

UPVC double glazed window to front, laminate flooring, matwell, telephone point, under-stairs storage cupboard, stairs, door to:

Lounge

17'5" x 11'10" (5.32m x 3.61m)

UPVC double glazed bay window to front, two uPVC double glazed windows to rear, coal effect gas fire with surround, two double radiators, fitted carpet, telephone point, TV point, three wall lights, uPVC double glazed french double doors to:

Conservatory

10'11" x 10'3" (3.33m x 3.12m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, wall mounted electric heater, fitted carpet, TV point, uPVC double glazed french double doors to garden.

Kitchen/Dining Room

10'3" x 20'2" (3.13m x 6.14m)

Fitted with a matching range of base and eye level units with worktop space over with under-unit lighting, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven with built-in microwave, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed bay window to rear, two uPVC double glazed windows to rear, two radiators, TV point, laminate flooring, door to:

Utility

6'0" x 6'3" (1.83m x 1.91m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted combination boiler, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring, uPVC double glazed obscure door to side.

Study

7'2" x 9'1" (2.18m x 2.78m)

UPVC double glazed window to front, radiator, fitted carpet, TV point, telephone point.

Cloakroom

UPVC obscure double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, radiator, fitted carpet.

Stairs and Landing

UPVC double glazed window to front, radiator, fitted carpet, cupboard housing hot water cylinder, access to loft, door to:

Bedroom 1

10'6" x 13'3" (3.20m x 4.04m)

Two uPVC double glazed windows to rear, radiator, fitted carpet, TV point, telephone point, door to:

En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled double shower cubicle with fitted rain shower over and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to rear, heated towel rail, vinyl flooring.

Bedroom 2

10'7" x 9'6" max (3.23m x 2.90m max)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s).

Bedroom 3

10'6" x 10'3" max (3.20m x 3.12m max)

Two uPVC double glazed windows to rear, radiator, fitted carpet, built-in double wardrobes.

Bedroom 4

6'10" x 8'11" (2.08m x 2.71m)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

Outside

There is a Driveway to the front providing off road parking, leading to a detached Double Garage with power and light connected, electric roller door, side personnel door.

The rear garden has a patio area, circular paved area, lawn area, mature flowers and trees, outside tap, outside lighting, outside power sockets, 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.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIIONS 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.