



4 Appleton Close  
Hampton Hargate PE7 8BN  
Offers over £450,000

## 4 Appleton Close

### Hampton Hargate PE7 8BN

Firmin & Co present this beautiful four bedroom detached home in the popular area of Hampton Hargate, Peterborough. With great access to road links like the A1 and very close to good schools and a shopping centre makes this property a must see for new or existing people in the area.

The property itself comprises of a spacious entrance hall leading through into a newly re-fitted cloakroom with matching WC, basin and karndeian flooring. Recently upgraded open plan kitchen/diner benefitting from contemporary stone worktops and breakfast bar that flows effortlessly into the extended sun room. The kitchen is very spacious with an abundance of matching base and wall units as well as an island. There is space for a dishwasher and fridge freezer in the kitchen and utility cupboard for washing machine and tumble dryer. There is a built in induction hob and also a double oven one of which being a steam oven. The sun room has been fitted with underfloor heating and also has three doors leading out to the garden making this an excellent space for entertaining. The lounge has been re-decorated and also has double doors leading to the garden and comes complete with electric fireplace. The flooring in the lounge and sun room benefits from karndeian so is very smart but durable. Also on the ground floor you will find a separate study/office which can be used as a playroom or snug.

On the first floor you will find four good sized bedrooms. The master bedroom has built in wardrobes and an en-suite with underfloor heating. Bedroom two and three also have built in wardrobes and are double bedrooms. The family bathroom has been re-fitted to very high standard and has underfloor heating also.

With this property you also have a great family/entertaining garden with an access door into the partially converted double garage. There is also plenty of parking to the side of the property on the driveway.

Tenure: Freehold  
Council Tax Band: E  
EPC - TBC





Entrance Hall

Ground Floor WC

Office

11'11" x 6'2" (3.65m x 1.90m)

Kitchen/Diner

21'6" (max) x 19'5" (max) (6.56m (max) x 5.93m (max))

Sun Room

17'9" x 9'11" (5.42m x 3.03m)

Living Room

15'0" x 10'9" (4.58m x 3.29m)

Master Bedroom

12'2" x 12'2" (3.73m x 3.73m)

En Suite

Bedroom Two

11'4" (max) x 9'9" (max) (3.46m (max) x 2.98m (max))



Bedroom Three

12'2" x 9'7" (3.73m x 2.94m)

Bedroom Four

9'1" x 7'9" (2.77m x 2.38m)

Family Bathroom

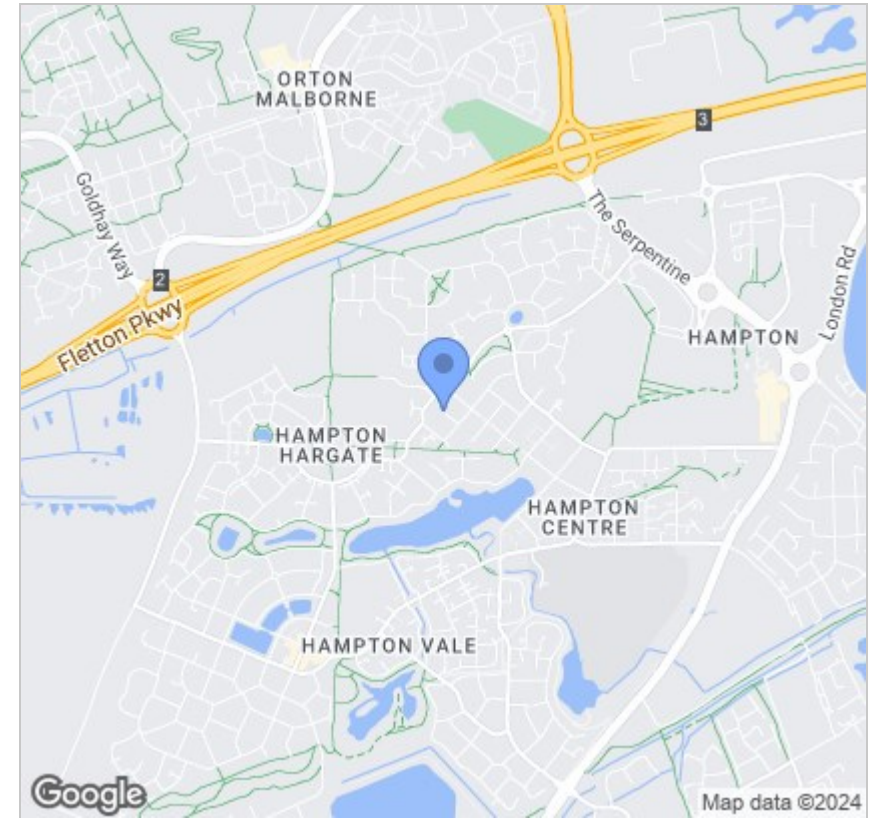
Double Garage



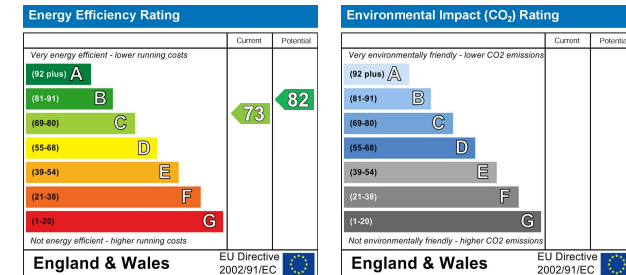
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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