



8 Donald Grove  
Hampton Heights PE7 8TD  
£310,000

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## 8 Donald Grove

### Hampton Heights PE7 8TD

Overlooking a green and children's play area this recently constructed family home enjoys easy access to Hampton numerous amenities and the Orbital Road System with the A1 trunk road only a few minutes drive away.

The well presented property comprises; Entrance Hall with the stairs to the first floor and a convenient Cloakroom. There is a comfortable Lounge with access to the rear Garden and a fitted Kitchen Diner.

The First Floor Landing leads to one of the double Ensuite Bedrooms, the third Bedroom and Family Bathroom.

The Second Floor Landing leads to the other double Ensuite Bedroom and the occasional Bedroom/Dressing Room/Study this style of property offers.

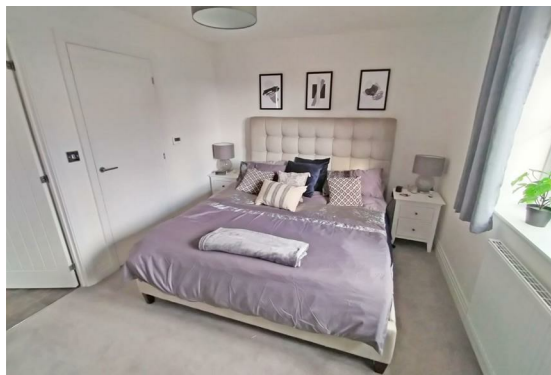
Outside is an open plan front Garden and a block paved driveway with parking for two vehicles, gated side access leads to an enclosed, improved rear Garden with two patio areas and raised sleeper floral beds. Viewing is recommended.

Tenure Freehold

Council Tax C

Estate Charges Are Applicable

This property is being sold by a family member of Firmin & Co .







Entrance Hall

Cloakroom

Lounge

14'8" max x 11'6" max (4.48m max x 3.51m max)

French doors through to the rear garden

Kitchen Diner

14'11" x 7'7" (4.56m x 2.32m )



First Floor Landing

Ensuite Bedroom One

9'10" max x 7'9" max (3.01m max x 2.38m max)

Built in wardrobes to one wall

Ensuite Shower Room

Bedroom Three

9'10" x 7'9" (3.01m x 2.38m)

Family Bathroom

Second Floor Landing

Ensuite Bedroom Two

10'11" x 10'9" max (3.33m x 3.30m max)

Ensuite Shower Room

Dressing Room/Study

7'10" x 5'10" (2.40m x 1.80m)

Outside

To the front of the property is an open plan garden laid to lawn, to the side is a block paved driveway allowing parking for two vehicles. Gated side access leads to an enclosed garden laid to lawn with two patio areas and raised sleeper borders.





## Floor Plan



## Viewing

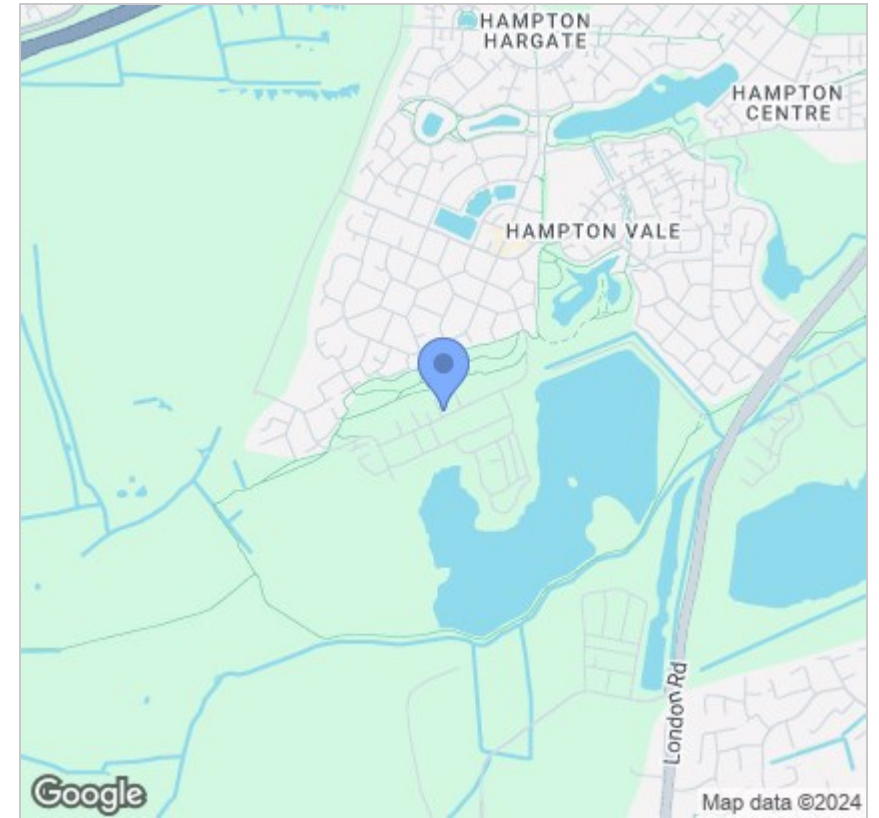
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

