



20 Molyneux Square
Hampton Vale PE7 8WA
£280,000

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This beautiful presented Four bedroom is the perfect home for the family offering spacious and contemporary accommodation throughout.

As well as offering easy access to all of Hampton's facilities and the A1

The Accommodation is set over three floors, Upon entering the home is a spacious entrance hall with built in coat cupboard. There is an access door to the garage from the hall which is insulated and has power.

To the back of the property is a good sized fourth bedroom or Reception room with double doors leading out to the garden. and a newly fitted shower room with wc and hand basin.

On the first floor is the main living space with a lounge with Juliet balcony over looking the garden and an open plan kitchen/diner area with floor to ceiling cupboards, fitted electric oven, hob and extractor fan, space for washing machine and fridge freezer

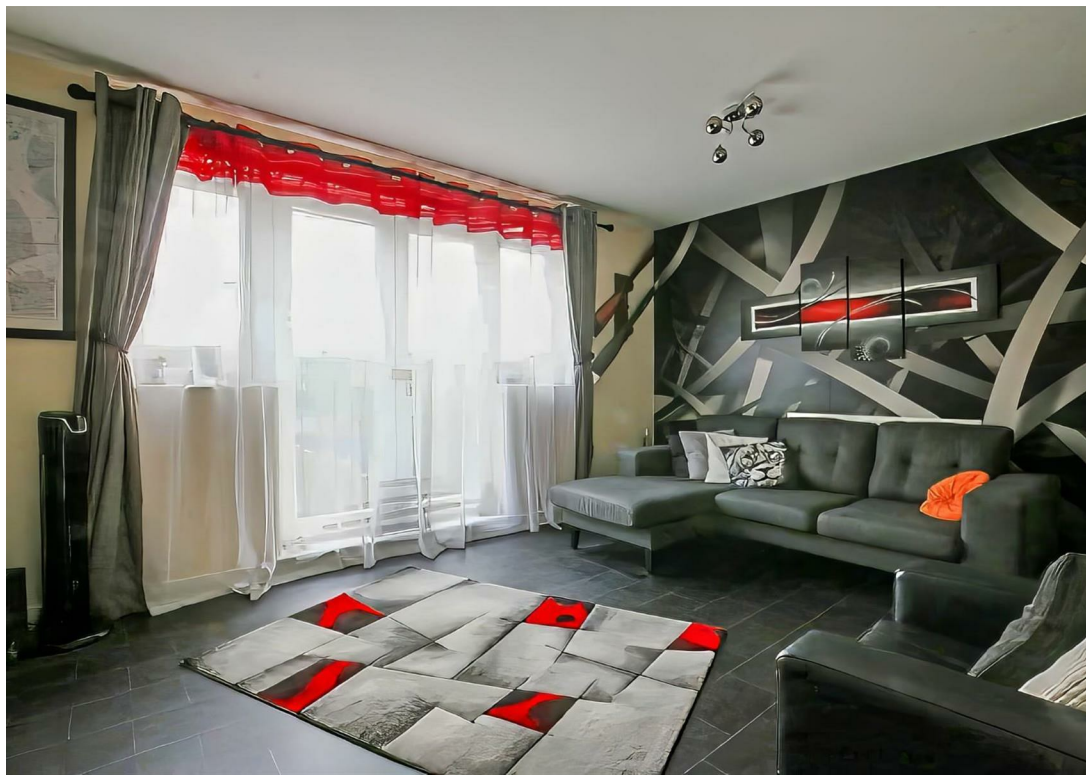
The second floor consists of Three bedrooms. The master bedroom has built in wardrobes and also an en-suite with shower. and a family bathroom which consists of a shower over bath, WC and basin.

To the rear of the property is an enclosed rear garden mainly laid to lawn. with patio area.

To the front of the property is laid Slate and a driveway offering off road parking to garage with an EV Charger and views overlooking the large green family park area .

Viewing is highly recommended .

Council tax band : D





Bedroom Two
12'0" x 9'11" (3.682 x 3.035)

Shower room
8'0" x 4'8" (2.462 x 1.432)

Living Room
11'1" x 15'1" (3.387 x 4.601)

Kitchen
10'11" x 8'2" (3.346 x 2.499)



Dining Area
7'3" x 15'1" (2.229 x 4.603)

Bedroom One
9'1" x 12'9" (2.793 x 3.899)

En-suite

Bedroom Three
10'7" x 8'3" (3.230 x 2.521)

Bedroom Four
11'2" x 6'5" (3.409 x 1.981)



Bathroom

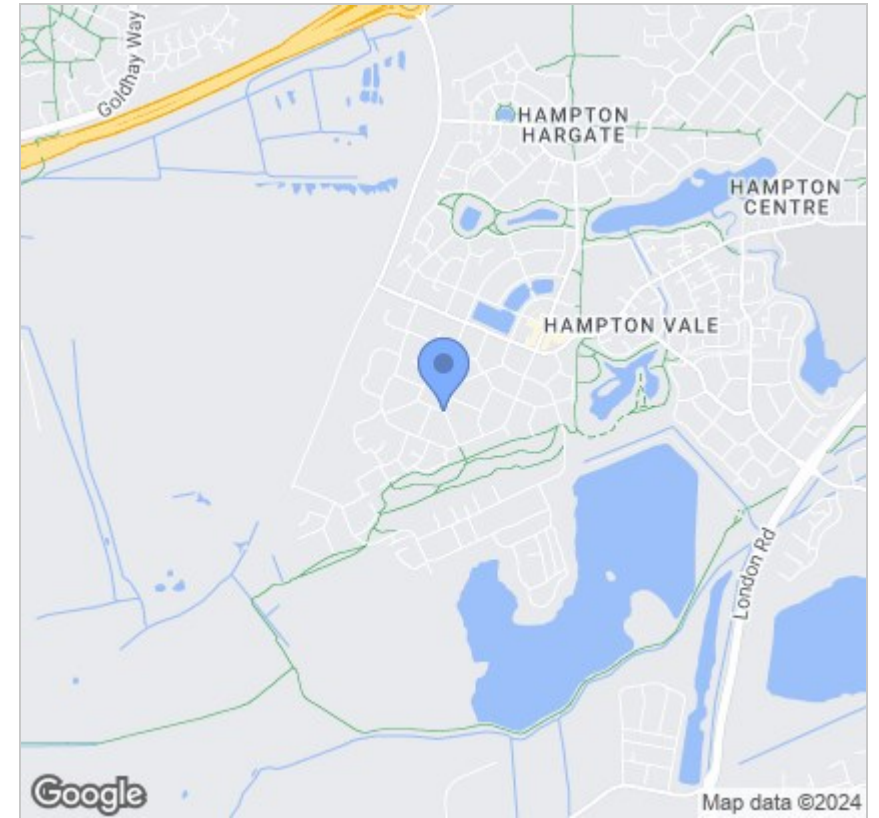
Garage



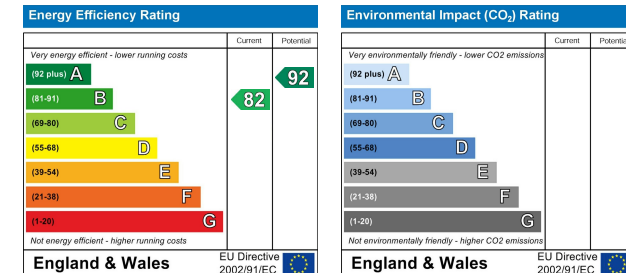
Floor Plan



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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48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk