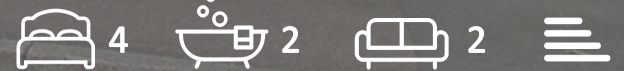




1 Greenwood Road

Hampton Vale PE7 8JX

Offers in excess of £350,000





# 1 Greenwood Road

Hampton Vale PE7 8JX

This well presented detached family home, built by Barrett Homes in 2013 offers comfortable and spacious accommodation with NO ONWARD CHAIN. The property is situated in the sought after area of Hampton Vale, with easy access to the A1 and the many amenities offered by the area including schools suitable for all age groups.

Upon entering the property there is a spacious entrance hall and convenient cloakroom. The family home features a dual aspect 21' lounge with French doors opening onto the rear garden. The property also benefits from an open plan kitchen and dining room with utility area also leading to the back garden.

The first floor boasts four bedrooms with an air conditioned, en-suite master bedroom and a family bathroom.

Outside is a low maintenance front garden and a fully enclosed rear garden laid mainly to lawn and leading to a secure parking area and single garage to the rear.

Tenure Freehold  
EPC tbc  
Council Tax D  
Estate Charges Apply To This Property







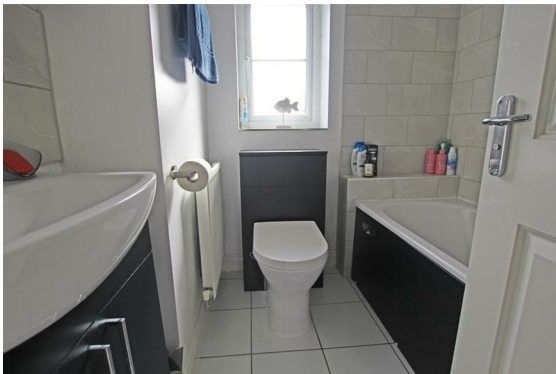
Entrance Hall  
Cloakroom/WC  
Lounge  
21'7" x 10'3" (6.59m x 3.14m)  
Kitchen/Dining Room  
21'7" x 9'9" (6.59m x 2.99m)  
Utility Area  
6'7" x 6'2" (2.03m x 1.89m)



First Floor Landing  
Master Bedroom  
12'7" x 10'0" (max) (3.84m x 3.05m (max))  
En-Suite

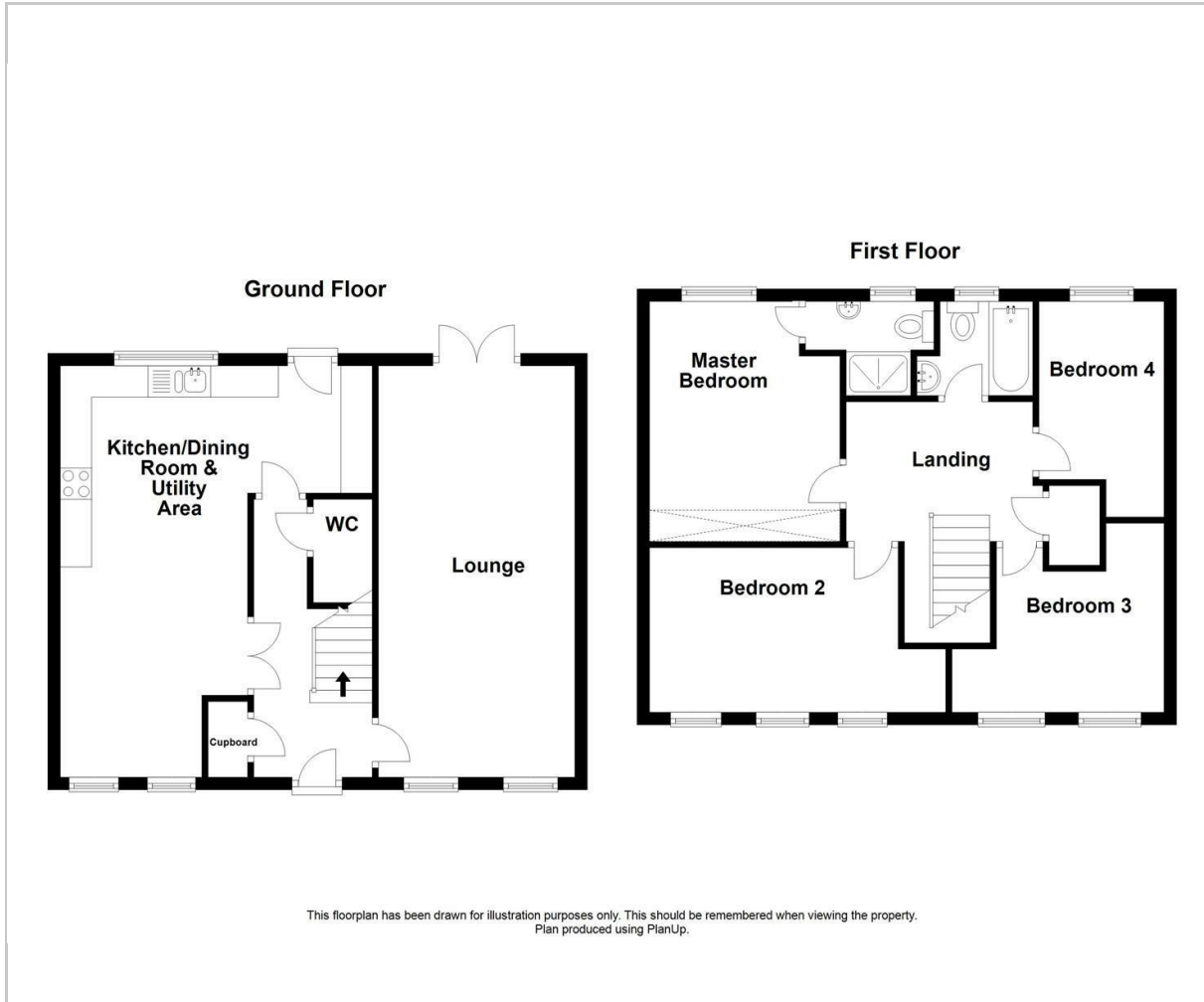


Bedroom Three  
11'6" (max) x 10'6" (max) (3.52m (max) x 3.22m (max))  
Bedroom Four  
10'7" x 6'0" (max) (3.25m x 1.85m (max))

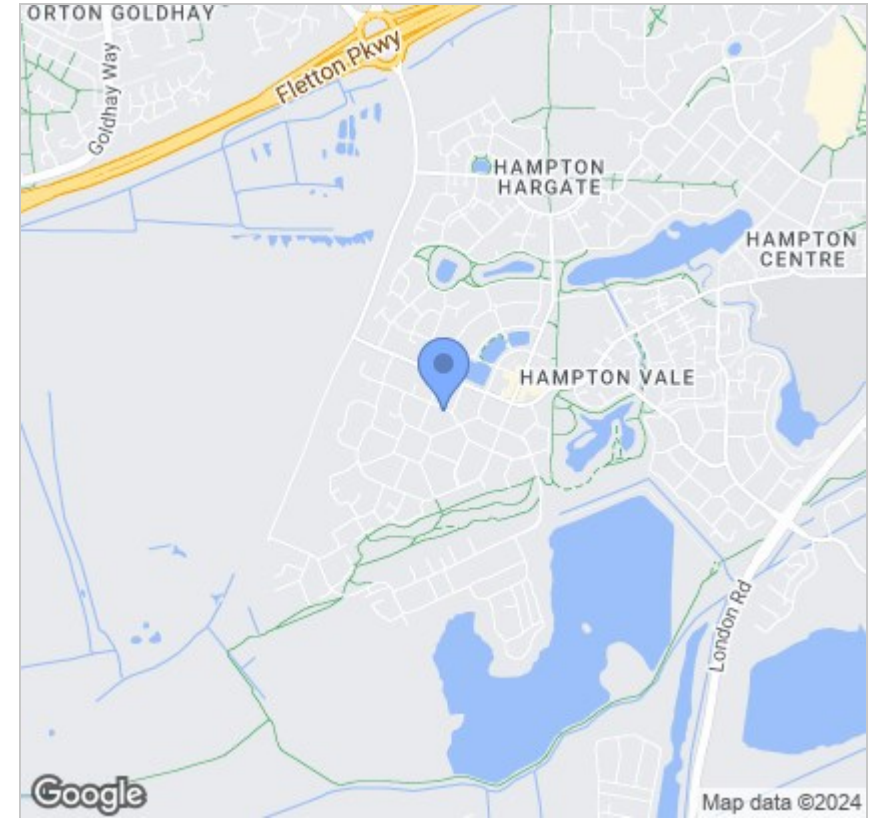


Family Bathroom  
Outside  
Enclosed Rear Garden  
Garage  
16'4" x 8'8" (5m x 2.65m)  
Allocated Parking Space

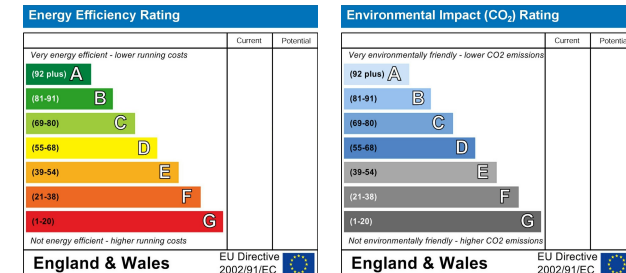
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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