



14 Archers Wood  
Hampton Hargate PE7 8AW  
£425,000

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Situated on a corner plot this detached family home has been remodelled by the current owners to provide spacious and comfortable accommodation which enjoys easy access to the many local amenities offered by the area.

Enjoying a traditional street scene the accommodation comprises; Entrance Hall with a Cloakroom W.C. and the stairs to the first floor Landing, there is a Study and comfortable size Lounge which has access to the separate Dining area which in turn leads to a spacious Conservatory. The fitted Kitchen Breakfast room has access to a Utility room.

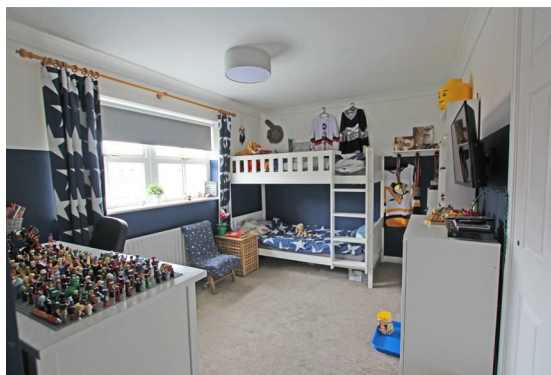
The first floor Landing leads to a main Ensuite Bedroom with a Bay Window to the front and an Ensuite. There are three further Bedrooms and a Family Bathroom.

Outside the front Garden is open plan and laid to lawn with a double width driveway leading to a single Garage. The enclosed Garden is laid to lawn with a Patio seating area and mulched children's play area.

Viewing of this well presented property is strongly urged.

Tenure Freehold  
Council Tax E





Entrance Hall

Cloakroom W.C.

Study

8'10" x 8'2" (2.70m x 2.49m)

Lounge

16'5" + bay x 13'1" (5.02m + bay x 4.00m)

Bay window to the front, double doors to

Dining Room

4.00m x 2.74m opening through to

Conservatory

12'9" x 10'2" (3.89m x 3.12m)

Double doors to the rear Garden.

Kitchen Breakfast Room

17'7" max x 11'4" min (5.37m max x 3.47m min)

door to

Utility room

Door to the rear Garden.

Landing

Bedroom 1

14'0" x 11'3" + bay (4.28m x 3.43m + bay)

Bay window to the front, built in double wardrobe door to

Ensuite

Bedroom 2

12'3" x 9'4" (3.75m x 2.87m)

Bedroom 3

10'5" m + bay x 8'9" (3.19 m + bay x 2.69m)

Bay window to the front, built in double wardrobe.

Bedroom 4

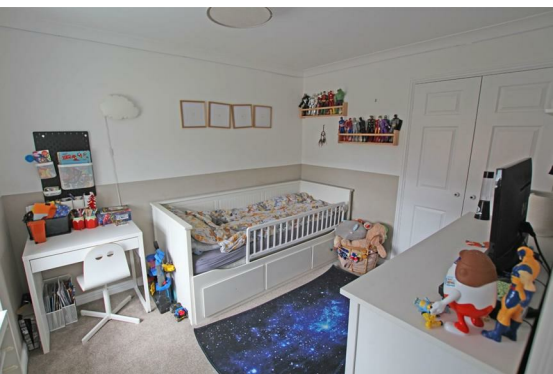
9'4" x 8'10" (2.86m x 2.70m)

Built in double wardrobe.

Family Bathroom

Outside

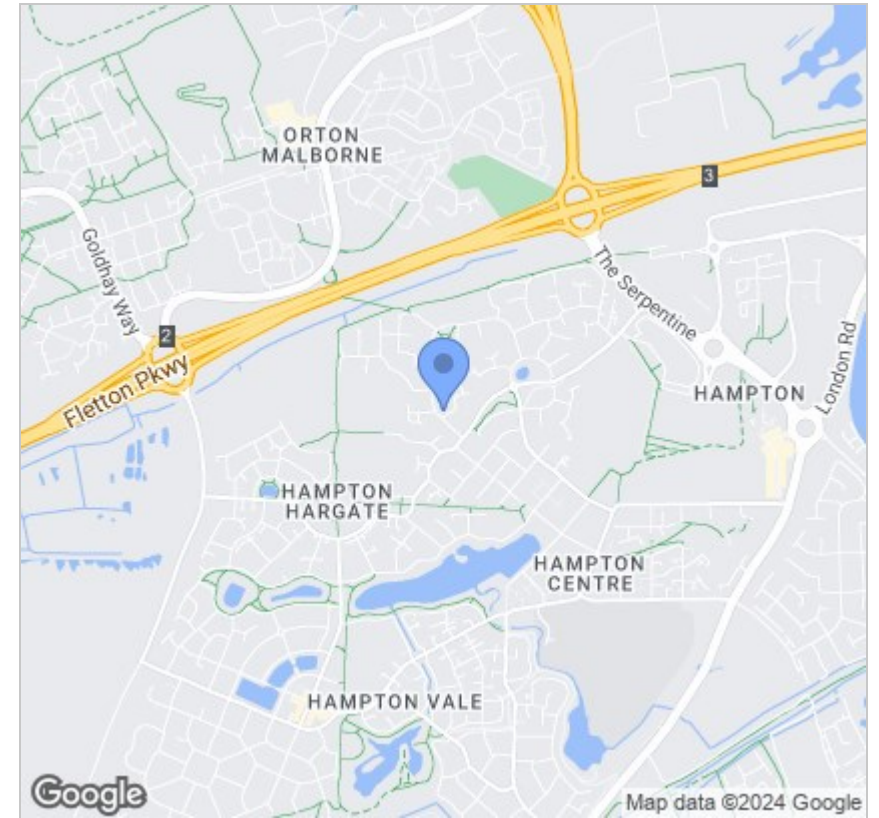
To the front of the property is an open plan Garden with a double width driveway leading to a single Garage. Gated side access leads to an enclosed garden, laid to lawn with a patio and children's play.



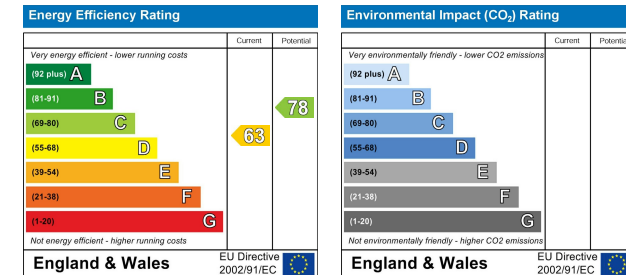
## Floor Plan



## 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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