



8 Tilgate Road
Hampton Water PE7 8QT
£360,000



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With a practical yet attractive layout this detached family home enjoys a corner plot with open space to the front of the property and easy access to the many local amenities available in the 'Hamptons' area. Situated only a few minutes drive to the A1 trunk Road there are schools suitable for all ages close by along with good shopping facilities.

Superbly presented the accommodation is set over three floors and comprises; Entrance Hall with stairs to the first floor and storage cupboards, there is a Cloakroom W.C. stylish Lounge with a media wall feature and good size fitted Kitchen Diner with access to the rear Garden.

The first floor Landing leads to a main Ensuite Bedroom, Bedroom three and Family Bathroom.

The third floor has another Ensuite Bedroom, Jack And Jill to the Landing and a fourth Bedroom fitted out as a Dressing Room with numerous Wardrobes and storage furniture.

Outside is an enclosed rear Garden and access to the off road parking the property enjoys.

Viewing of this fantastic house is strongly recommended

Tenure Freehold
Council tax D





Entrance Hall
Stairs to first floor Landing with storage cupboard below, additional storage cupboard with double doors.

Cloakroom W.C.

Lounge
15'1" x 10'3" (4.62m x 3.13m)
Attractive bay window feature to front aspect. Modern media wall feature to one wall.

Kitchen Diner
16'3" x 10'4" (4.978m x 3.16m)
Extensive range of fitted kitchen units with integrated dishwasher, fridge freezer, washer dryer and electric oven with gas hob above, French Doors to rear garden.

First Floor landing

Bedroom 1
10'11" min x 10'3" (3.35m min x 3.14m)

Ensuite Shower Room

Bedroom 3
10'4" x 9'8" (3.17m x 2.96m)

Family Bathroom

Second Floor Landing

Bedroom 2
11'10" x 9'11" min (3.62m x 3.04m min)

Jack And Jill Shower Room
Doors to Bedroom 2 and Landing

Bedroom 4/Dressing Room
10'6" x 6'9" to wardrobe fronts. (3.21m x 2.07 to wardrobe fronts.)
Fitted with ample stylish wardrobes and storage units.

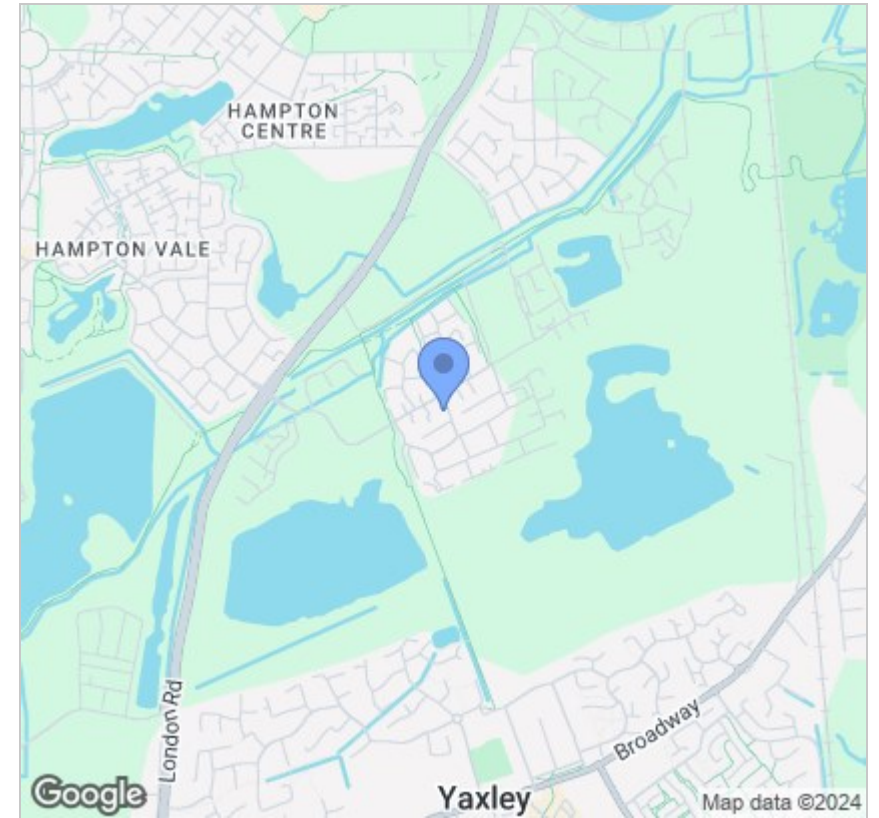
Outside
To the rear of the property is an enclosed garden laid to lawn with a patio area. Gated access leads to the parking area.



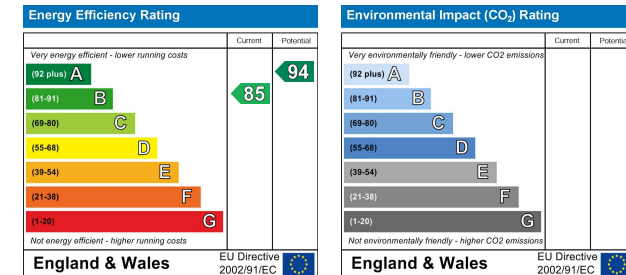
Floor Plan



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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