



19 Rothbart Way  
Hampton Hargate PE7 8DZ  
Offers over £450,000



## 19 Rothbart Way Hampton Hargate PE7 8DZ

Set over three floors, this detached townhouse offers versatile family accommodation is situated not far from many local amenities including a large play area and schools for all ages. Not far from Serpentine Green Shopping centre there is easy access to the orbital road system which leads to the A1 trunk road in only a few minutes by car.

Well presented by the current owners the accommodation comprises; Entrance Hall with a Cloakroom W.C. and stairs to the first floor. There is a comfortable size Lounge leading to a separate Dining Room. The good size Kitchen Breakfast Room also has a Utility Room.

The first floor Landing leads to main Bedroom with and Ensuite Shower Room and built in wardrobes, there are two more double Bedrooms on this level, one with an Ensuite Shower Room, both with built in wardrobes. There is a four piece Family Bath/Shower Room and stairs to the second floor Landing.

The second floor has another two double Bedrooms, one of which has an Ensuite.

Outside are Gardens front and rear, there is a double Garage and driveway.

Viewing is strongly recommended.

Tenure Freehold  
Council Tax E







Entrance Hall  
Stairs to first floor Landing

Cloakroom W.C.

Lounge  
18'0" max x 10'1" m max (5.5m max x 3.08 m max)  
Double doors to

Dining room  
10'10" x 7'9" (3.32m x 2.37m)  
French doors to rear Garden

Kitchen Breakfast Room  
14'3" x 11'2" (4.35m x 3.41m)



Utity Room  
Door to side of property.

First floor landing

Bedroom 1  
16'1" max x 10'2" max (4.92m max x 3.11m max)

Ensuite Shower Room

Bedroom 4  
10'5" x 8'10" (3.19m x 2.70m)  
Built in double wardrobe



Bedroom 5  
8'5" min x 8'3" max (2.59m min x 2.52m max)  
Built in wardrobe

Ensuite Shower Room

Family Bath/Shower Room

Second Floor Landing

Bedroom 2  
13'1" x 10'7" max (4.01m x 3.24m max)

Ensuite Shower Room

Bedroom 3  
19'9" x 8'1" (6.02m x 2.47m )



Outside  
To the front of the property is an open plan garden laid to lawn with gated side access, There is a double width driveway leading to a double Garage which has power and light fitted and a personel door to the rear Garden. The good size rear garden enjoys a sunny aspect and is laid to lawn with a generous patio area.



Floor Plan



Viewing

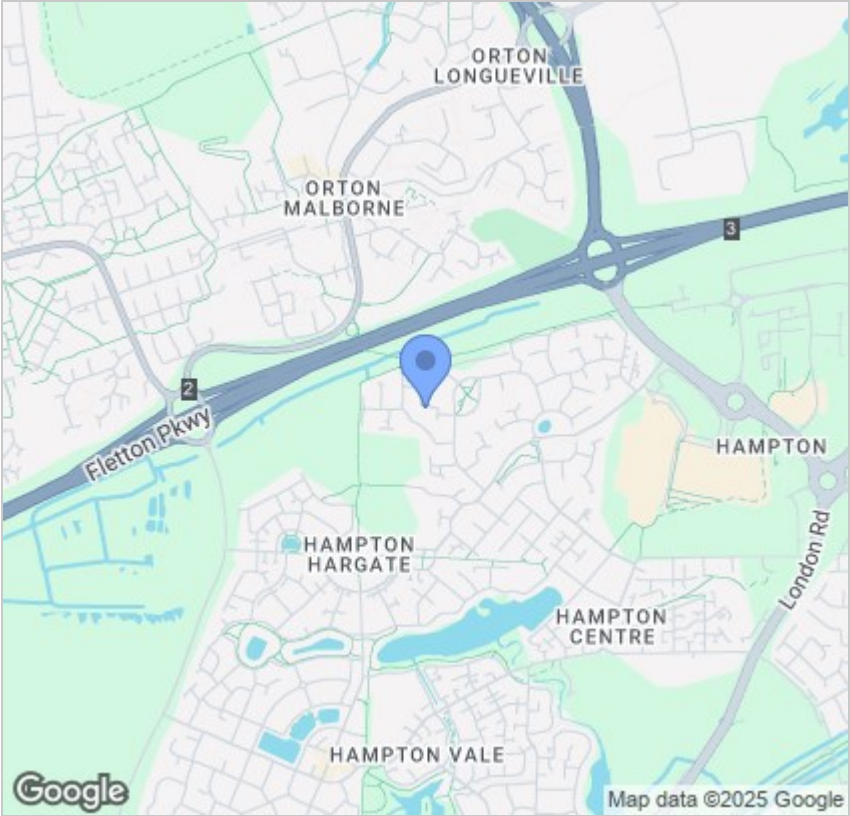
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

