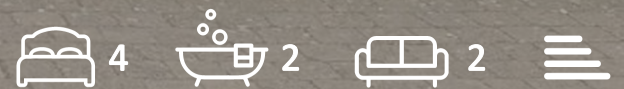




4 Holly Walk

Hampton Hargate PE7 8AB

Offers in the region of £475,000





## 4 Holly Walk

### Hampton Hargate PE7 8AB

Impressive & brilliantly presented detached property on Holly Walk, a very popular position in Hampton Hargate.

This extended property comprises of;

**Ground Floor-** entrance hall with understairs cupboard, w/c, lounge with double doors to the garden, open plan living area consisting of a snug area to the front, re-fitted kitchen area with breakfast bar, utility room, single storey extension currently used a dining area with bi-fold doors to the garden.

**First Floor-** landing with airing cupboard, four double bedrooms, bedrooms one, two and three benefitting from built in wardrobes and bedroom one also benefitting from a re-fitted en suite shower room. Re-fitted family bathroom comprising of walk-in shower, bath, toilet and two sinks.

**Outside-** to the front of the property, enclosed by a dwarf brick wall, a very well maintained garden with a array of shrubs and plants. To the rear, driveway, side access. Enclosed garden mainly laid to lawn with a separate patio area to the side. The garage has been converted to a home office and gym with window to the front and double doors to the side.

This property benefits from a very nice outlook to the front, overlooking the lake and bandstand, also is within easy reach of all Hampton has to offer and major transport links.

Tenure: Freehold  
Council Tax Band: E







## Ground Floor

Entrance Hall

W/C

Lounge

21'7" x 11'11" (6.60m x 3.65m)

Snug Area

11'1" x 9'2" (3.39m x 2.80m)

Kitchen Area

14'3" x 9'10" (4.36m x 3.02m)

Dining Area

16'11" x 11'3" (5.18m x 3.43m)

Utility Room

Office/Gym

16'2" x 6'11" (4.94m x 2.11m)

First Floor

Landing

Bedroom One

12'3" x 10'4" (3.74m x 3.16m)

En Suite Shower Room

Bedroom Two

11'4" x 9'10" (3.47m x 3.01m)

Bedroom Three

11'5" x 9'7" (3.48m x 2.94m)

Bedroom Four

9'0" x 7'10" (2.76m x 2.39m)

Family Bathroom

12'2" x 5'10" (3.71m x 1.79m)





Floor Plan



Viewing

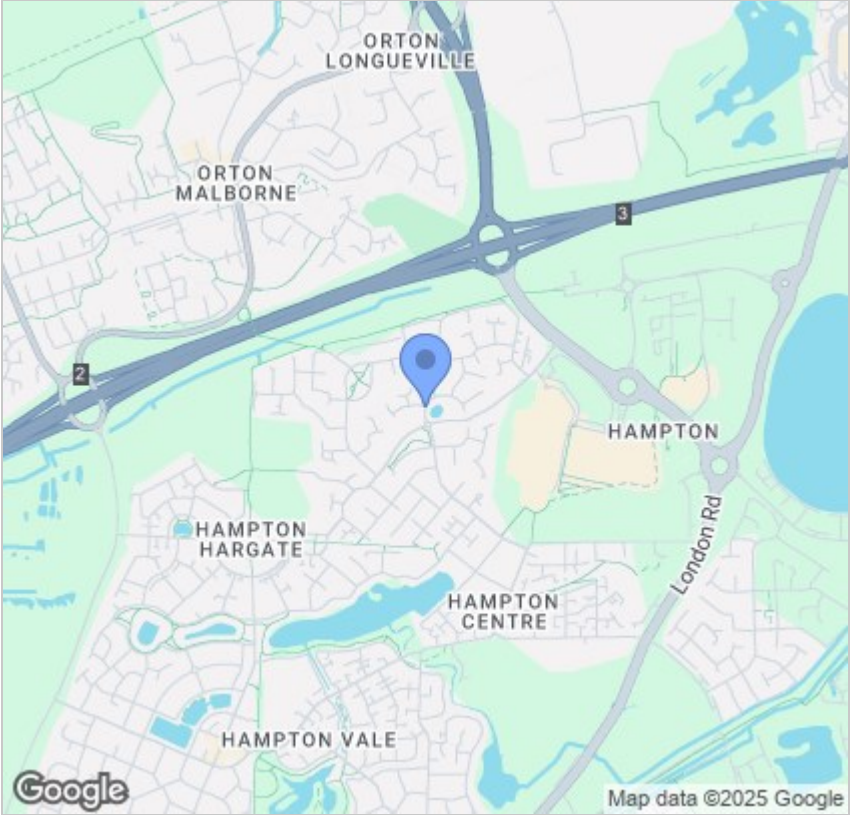
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

