



31 Willow Holt

Hampton Hargate PE7 8AP

Offers in the region of £360,000

31 Willow Holt

Hampton Hargate PE7 8AP

Very well proportioned detached property on Willow Holt, a very popular area within Hampton Hargate.

This property comprises of;

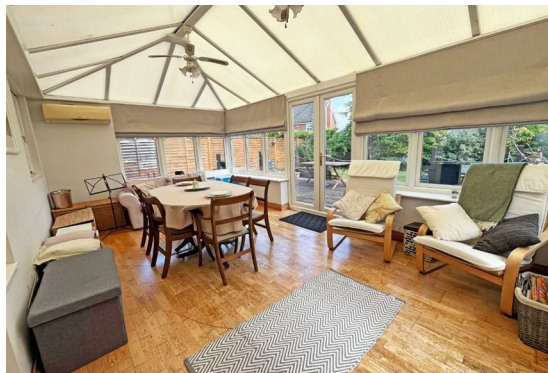
Ground Floor- entrance hall with understairs cupboard and w/c, lounge with bay window to the front, kitchen/breakfast room and utility room with door to the side, dining room with double doors to the conservatory, conservatory benefits from double doors to the rear and single door to the side.

First Floor- landing with airing cupboard, four bedrooms, bedrooms one and two benefitting from built in wardrobes and bedroom one also having an en suite shower room.

Outside- to the front of the property, mainly laid to lawn with established borders, driveway leading to the single garage and side access. To the rear of the property, an enclosed garden mainly laid to lawn with a good sized deck area, personal door to the garage.

This property is within easy reach of local amenities Hampton Hargate has to offer and major transport links.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Lounge

13'10" x 11'6" (4.24m x 3.53m)

Dining Room

9'5" x 8'9" (2.88m x 2.68m)

Kitchen/Breakfast Room

11'10" x 9'5" (3.62m x 2.89m)

Utility Room

Conservatory

17'8" x 10'5" (5.40m x 3.18m)

W/C

Garage

16'5" x 8'4" (5.02m x 2.56m)



First Floor

Landing

Bedroom One

11'11" max x 12'0" max (3.64m max x 3.68m max)

En Suite

Bedroom Two

9'10" x 9'7" (3.0m x 2.93m)

Bedroom Three

9'3" x 8'2" (2.84m x 2.51m)

Bedroom Four

11'3" max x 6'9" max (3.45m max x 2.06m max)

Family Bathroom



Floor Plan



Viewing

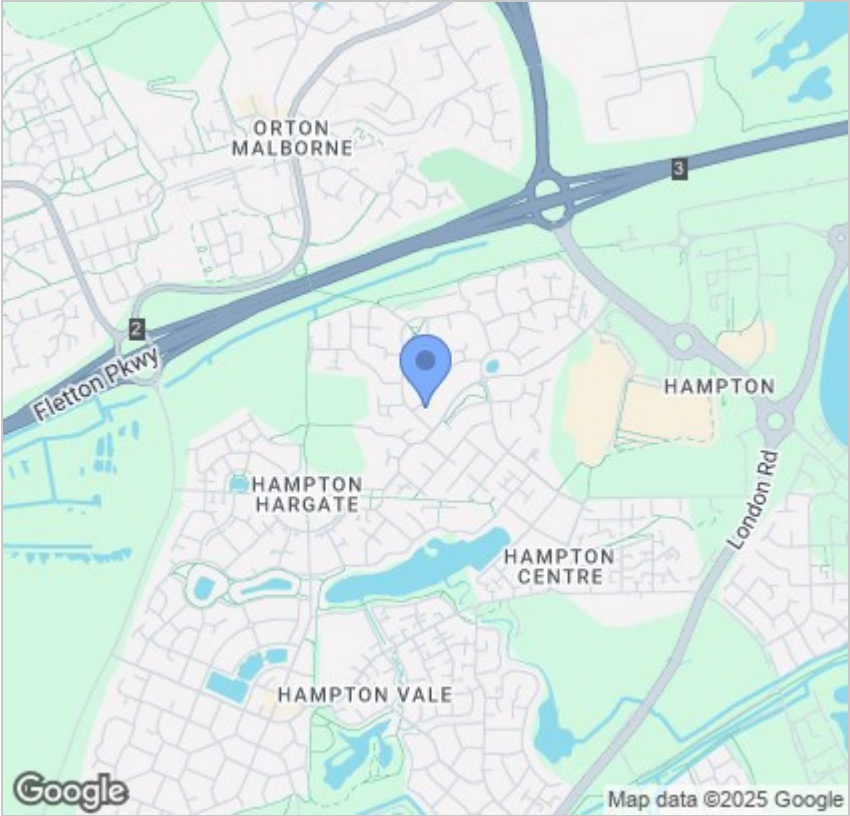
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

