



7 Dukes Way

Hampton Vale PE7 8JN

Offers in the region of £315,000



# 7 Dukes Way

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Brilliantly presented detached house on Dukes Way, a popular part of Hampton Vale.

This property comprises of;

**Ground Floor-** entrance hall with understairs cupboard, w/c, lounge with box bay window to the front, dining room, kitchen/breakfast room with patio doors to the garden, utility room with door to the side.

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

**Outside-** open frontage laid to lawn with garden path, driveway to the side leading to the single garage, side access. To the rear, an enclosed garden mainly laid to lawn and two decked areas.

This property is within easy reach of all Hampton has to offer and major transport link. This property has to be viewed to be appreciated.

Tenure: Freehold

Council Tax Band: D





Ground Floor

Entrance Hall

Lounge  
10'2" x 16'10" (3.09m x 5.14m)

Dining Room  
8'2" x 10'5" (2.49m x 3.18m)

Kitchen/Breakfast Room  
24'6" x 9'11" (7.47m max x 3.03m max)

W/C

First Floor

Landing

Bedroom One  
13'3" x 9'9" (4.03m min x 2.97m)

En-Suite Shower Room

Bedroom Two  
8'10" x 11'11" (2.68m x 3.63m)

Bedroom Three  
8'2" x 10'10" (2.49m max x 3.30m max)

Bedroom Four  
7'10" x 8'4" (2.39m x 2.54m)

Family Bathroom

Single Garage



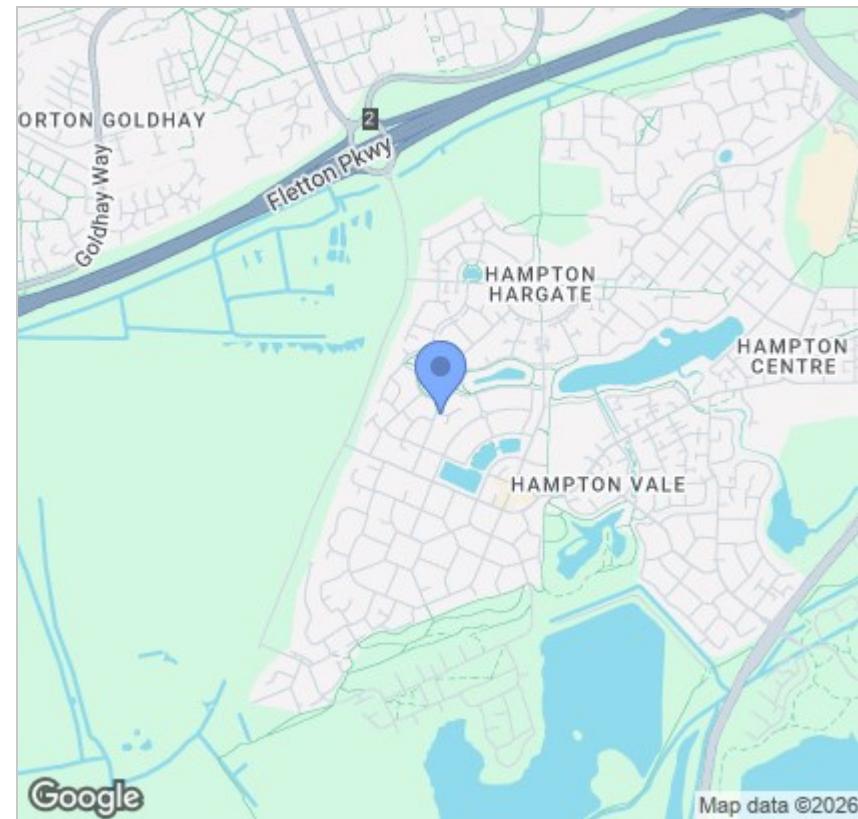
## Floor Plan



## Viewing

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	72	73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B	73	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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