



Firmin
& Co.
FOR SALE
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23 Buckthorn Road
Hampton Hargate PE7 8EE
£385,000

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Being sold with no onward chain this detached family home is located with easy access to the many local amenities and the orbital road system which links with the A1 trunk road only a few minutes drive away. The property has gas radiator heating and PVCu double glazing and is situated not far from schools suitable for all ages.

The accommodation comprises; Entrance Hall with a storage cupboard below the stairs to the first floor, good size Lounge and generous Dining Room. There is a Cloakroom W.C. and fitted Kitchen Breakfast Room leading to a practical size Utility Room which has access to the rear Garden.

The first floor Landing leads to two Ensuited Bedrooms, two further Bedrooms and a Family Bathroom.

Outside are Gardens front and rear, a driveway and single garage.

Viewing of this versatile family home is recommended to appreciate the flexibility offered.

Tenure Freehold
Council Tax D
EPC to follow





Entrance Hall
Stairs to the first floor with storage cupboard below.

Cloakroom W.C.

Lounge
21'7" x 11'6" (6.59m x 3.53m)
French doors to the rear Garden, Bay window to the front.

Dining Room
10'4" x 9'4" (3.17m x 2.86m)
Bay window to the front.



Kitchen Breakfast Room
11'10" x 9'6" (3.62m x 2.90m)

Utility Room
Door to the rear Garden.

Landing

Bedroom 1
12'0" max x 11'10" max (3.66m max x 3.61m max)



Ensuite Shower Room

Bedroom 2
10'4" x 8'5" min (3.16m x 2.59m min)
Double doors to wardrobe

Ensuite Shower Room

Bedroom 3
9'7" x 8'11" min (2.94m x 2.73m min)

Bedroom 4
9'4" x 8'6" (2.87m x 2.61m)



Family Bathroom

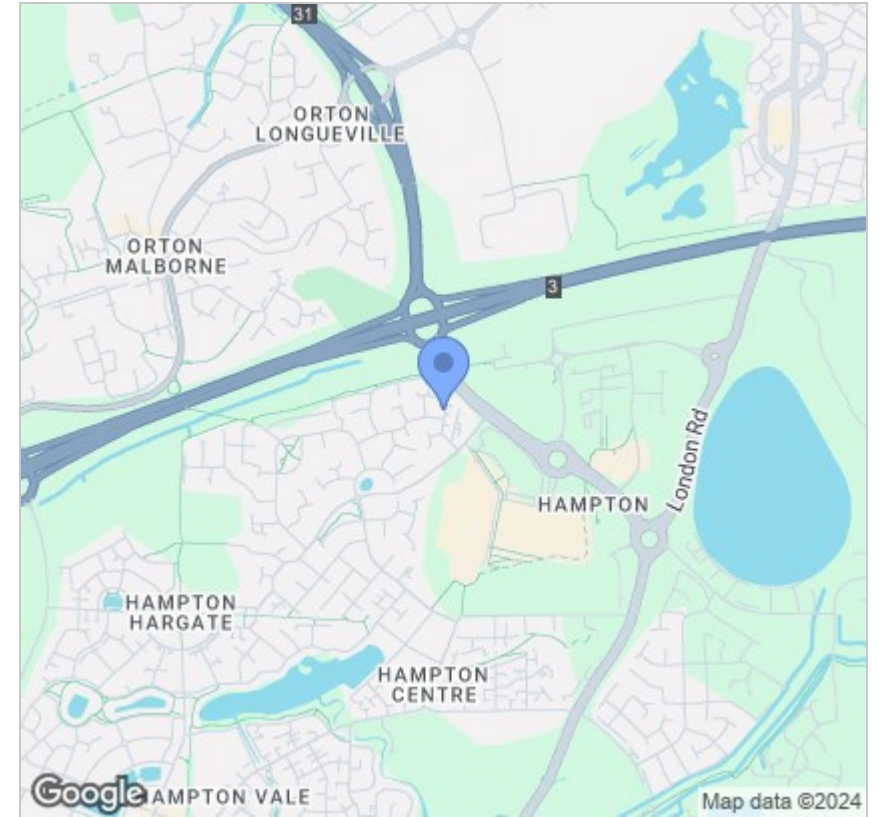
Outside
To the front of the property is an open plan decorative slate Garden with a driveway to the side leading to a single Garage. Gated side access leads to an enclosed Garden which is laid to lawn, shrub borders and a storage shed.



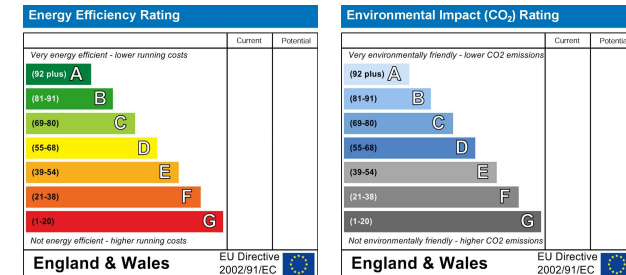
Floor Plan



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.

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



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