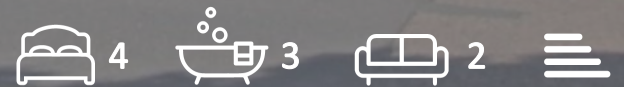




1 Holly Walk  
Hampton Hargate PE7 8AB  
£435,000



# 1 Holly Walk

## Hampton Hargate PE7 8AB

Overlooking Holly Walk Lake, open green spaces to the front and enjoying a sunny rear aspect this detached family home is superbly presented by the current owners. Remodelled, the property offers versatile, family accommodation with gas radiator heating and PVCu double glazing.

Situated on the edge of this ever popular location the property enjoys easy access to the many local amenities offered by the area and the Orbital Road System which brings most of Peterborough and the A1 trunk road to only a few minutes drive away.

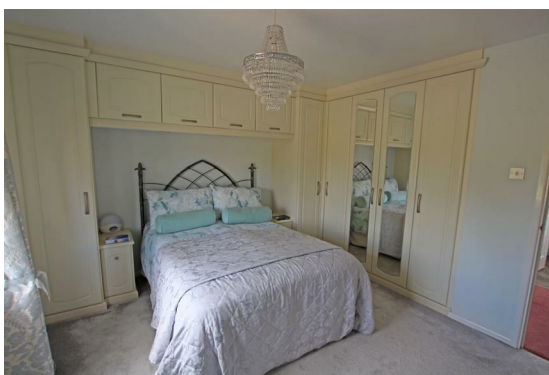
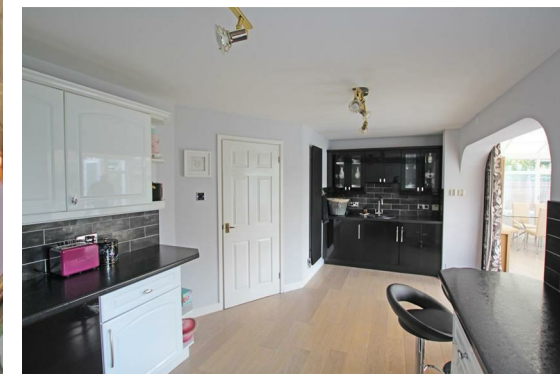
The accommodation comprises; Entrance Hall with the stairs to the first floor and a Cloakroom W.C. The Lounge has an attractive fireplace feature and leads through to the large Conservatory which links via an archway to the fitted Kitchen Breakfast Room. There is also a separate Dining Room.

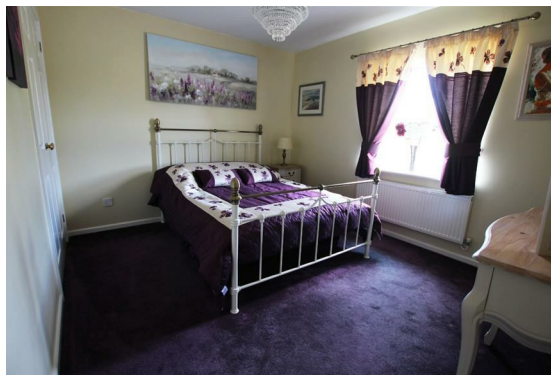
The First Floor Landing leads to a Main Bedroom with a range of Hammonds fitted bedroom furniture and an Ensuite Shower room. The second Bedroom also has an Ensuite, there are two further bedrooms and a Family Bathroom.

Outside are well tended gardens to the front and rear. There is a driveway, single Garage and large wooden Cabin.

Viewing of this attractive property is strongly recommended to appreciate its desirable position. This property also benefits from being offered with No Forwarding Chain.

Tenure Freehold  
Council Tax E





Entrance Hall  
Stairs to the first floor with a storage cupboard below,  
Cloakroom W.C.  
Lounge  
21'7" x 12'1" (6.59m x 3.70m)  
Ornate fireplace feature, double doors to the Conservatory  
Conservatory  
22'6" max x 12'7" max (6.88m max x 3.84m max)  
'P' Shape room with underfloor heating and French doors to the rear Garden. Archway opening to



Kitchen  
19'4" x 9'10" max (5.91m x 3.01m max)  
Fitted with an extensive range of base and eye level units incorporating a double oven with a gas hob and hood above, integrated dishwasher and washing/dryer, fridge and freezer, breakfast bar and wooden flooring.  
Dining Room  
11'1" x 9'9" (3.38m x 2.98m)

**First Floor Landing**

Bedroom 1  
12'2" x 10'3" (3.73m x 3.14m )  
Fitted with an attractive range of Hammond Bedroom Furniture to two walls and matching chest of drawers.

**Ensuite Shower Room**

Bedroom 2  
11'5" min x 9'7" (3.49m min x 2.94m )  
Built in double wardrobes.

**Ensuite Shower Room**

Bedroom 3  
11'4" x 9'9" (3.47m x 2.99m)  
Built in double wardrobes.

Bedroom 4  
8'11" x 7'8" (2.74m x 2.36m)

**Family Bathroom**

**Outside**

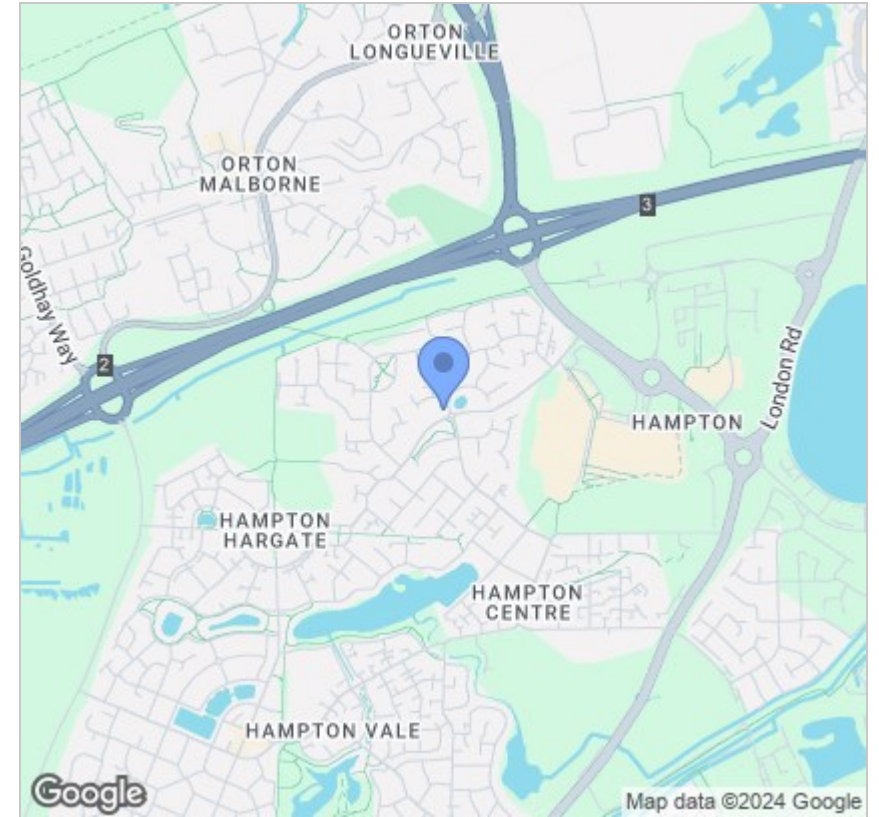
To the front of the property is an enclosed garden leading to the Entrance Porch. To the side of the property is a driveway leading to a single Garage with power and light connected fitted out to be a useful workroom with a personnel to the rear Garden. Fully enclosed and with a sunny aspect the rear Garden is laid to lawn with a patio area, pergola, vegetable garden and a good size wooden Cabin with power and light along with underfloor insulation making it a very useful addition to the already versatile accommodation.



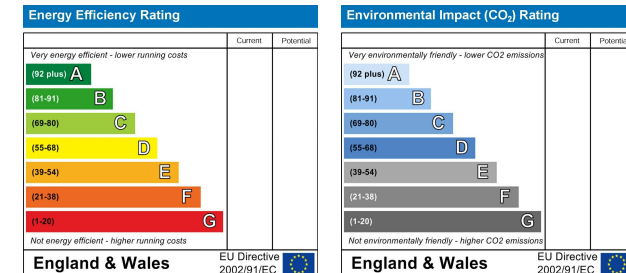
## Floor Plan



## 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.

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