



£425,000

Worthington Close, HAMPTON WATERS,
Peterborough PE7



EDWARD
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FOR SALE
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4
Bedrooms

2
Bathrooms



£425,000

Worthington Close, HAMPTON WATERS,
Peterborough PE7



STUNNING 4 Bedroom detached home with ADDITIONAL UPGRADES and FEATURE BIFOLD DOORS IN THE KICTHEN/DINER

The property is built by BOVIS and has a fantastic, elevated position on the development, conveniently situated in a CUL-DE-SAC. The home itself has an Entrance Hall with karndean flooring flowing through to the Feature Kitchen/Diner with bi-fold doors and the WC/Utility Room. The ground floor also has the lounge and handy study for working from home

The first floor has 4 double bedrooms, the family bathroom with Bedroom 1 having fitted wardrobes and Ensuite

There are elevated open views to the front and a rear garden with patio, The home also has a driveway and garage

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Entrance Hall

With doors to all rooms, storage and stairs to the first floor - Karndean flooring

Lounge 5.02m x 3.36m (16' 6" x 11')

With UPVC window to the front and radiator

Study 2.01m x 1.98m (6' 7" x 6' 6")

With UPVC window to the front and radiator

WC / Utility Room

Karndean flooring

Kitchen/ Diner 7.76m x 3.36m (25' 6" x 11')

Fitted base and wall units with woktops and sink, built in double oven with hob and extarctor fan, UPVC window to the rear and bi-fold doors. 2 Radiators and Karndean flooring

First floor

With doors to all rooms and storage

Bedroom 1 4.40m x 3.42m (14' 5" x 11' 3")

With UPVC window to the front and radiator - Fitted wardrobes

Ensuite

With WC, Wash hand basin and double shower, Part tiled walls, heated towel rail and UPVC window to the side

Bedroom 2 3.08m x 3.07m (10' 1" x 10' 1")

With UPVC window to the front and radiator

Bedroom 3 4.05m x 2.45m (13' 3" x 8')

With UPVC window to the rear and radiator

Bedroom 4 3.35m x 2.42m (11' x 7' 11")

With UPVC window to the rear and radiator

Bathroom

With WC, Wash hand basin and bath with taps, shower and screen, Tiled walls and floor, heated towel rail and UPVC window to the side

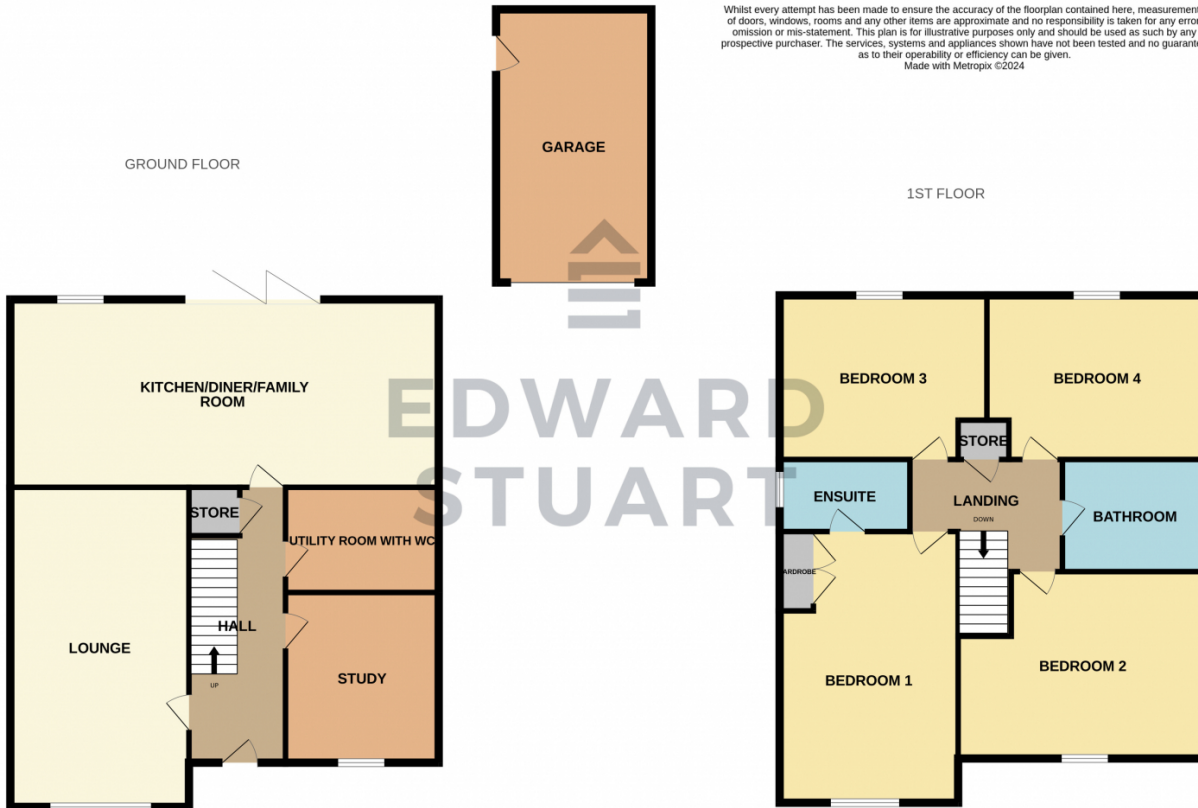
Outside

The home has ample parking leading to the garage with service door to the side and up and over door to the front. The rear garden is laid to lawn with a patio, tap and electric point. There is visitor parking at the front also



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Worthington Close, HAMPTON WATER, Peterborough P

