



£300,000

Black Swan Crescent, HAMPTON HARGATE,
Peterborough PE7



4

Bedrooms



2

Bathrooms



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4 Bedroom semi-detached family home in HAMPTON HARGATE

This versatile property has an Entrance Hall with a WC, Kitchen with Utility Room and a separate Dining Room. The first floor has a Lounge and Bedroom 1 with an Ensuite and fitted wardrobes and an additional Bedroom

The second floor has 2 further bedrooms and the family bathroom

Outside the property overlooks a park and pond and has a generous rear garden, car-port and garage

The property measures over 1600 SQ FT and has NO CHAIN

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Entrance Hall

With doors to all rooms, stairs to the first floor and doors to

WC

With a w/c, wash hand basin, radiator and tiled floor. Restricted head height.

Kitchen *10' 2" x 8' 2" (3.10m x 2.49m)*

With a range of matching wall and base units with worktop over, and sink with drainer, built in oven with hob and extarctor fan, radiator, vinyl flooring and a UPVC window to the front.

Utility Room

Fitted units with space for appliances

Dining Room *14' 11" x 10' 3" (4.55m x 3.12m)*

With a radiator, laminate flooring and a patio door to the rear leading to the rear garden.

First Floor

With doors to all rooms and stairs to the second floor

Lounge *16' 1" x 11' 3" (4.90m x 3.43m)*

With UPVC windows to the front and rear. Radiator

Bedrom 1 *11' 9" x 10' 4" (3.58m x 3.15m)*

With UPVC window to the front, radiator and door to

Ensuite

With WC, Wash hand basin and shower cubicle. Part tielid walls and heated towel rail

Bedroom 4 *11' 6" x 10' 5" (3.51m x 3.17m)*

With UPVC window to the rear and radiator

Second Floor

With doors to all rooms and velux window

Bedroom 2 *13' 9" x 11' 3" (4.19m x 3.43m)*

With UPVC window to the front and radiator

Bedroom 4 *15' x 9' 2" (4.57m x 2.79m)*

With UPVC window to the rear and radiator

Bathroom

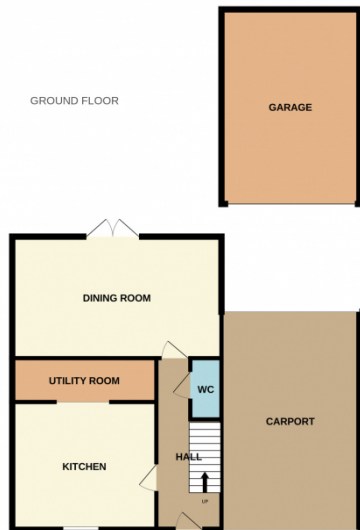
Fitted with WC, wash hand basin and bath with taps. Part tiled walls and velux style window

Outside

There is a driveway leading to the carport which leads to the garage with up and over door, power and light and service door to the side. The rear garden is mainly laid to lawn and enclosed



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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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