



3 Magistrates Road, Hampton Vale, Peterborough, PE7 8EQ

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Executive Modern Detached Home
- FIVE BEDROOMS
- Stunning Kitchen Diner & Utility Room
- Spacious Triple-Aspect Lounge
- Two Shower Rooms, Bathroom & Ground Floor WC
- DETACHED DOUBLE GARAGE & DRIVEWAY
- Private Rear Garden
- EPC Rating C
- Freehold

Offers in excess of £475,000





This modern executive detached home has been RECENTLY REFURBISHED and boasts spacious accommodation over three floors, including FIVE BEDROOMS with THREE EN-SUITES and a DETACHED DOUBLE GARAGE, whilst being situated within close proximity to schooling and amenities. The impressive breakfast kitchen (hosting underfloor heating) and dining room offer the ideal entertaining space, accompanied by an additional triple-aspect lounge with doors onto the rear garden, utility room and useful ground floor WC. Five bedrooms can be found across the first and second floors, with the main bedroom hosting a dressing room and bedrooms one, two and three all benefiting from en-suite shower room facility. A spacious family bathroom services bedrooms four and five, offering a contemporary three-piece suite. Outside there is side-by-side off-road parking on the driveway for multiple vehicles in front of the detached double garage, as well as a private and enclosed garden to the rear.

Upon entering the home, the entrance hall provides access to the lounge, dining room and breakfast kitchen. The lounge is found to the right, with fireplace and doors onto the rear garden. The dining room is ideally open through to the breakfast kitchen, which benefits from underfloor heating and access to the utility room, which offers a door to the rear garden and access to the WC. To the first floor, bedrooms one, four and five are found, with bedroom one hosting a dressing room and en-suite shower room. The family bathroom can also be found, servicing bedrooms four and five and boasting a three-piece white suite. To the second floor, the landing separates bedrooms two and three, both of which benefit from built-in storage and a Jack & Jill en-suite shower room.



Outside the private rear garden offers both patio and lawn, as well as gated access onto the driveway, where there is side-by-side parking for multiple vehicles and access to the detached double garage.



Entrance Hall 3.86m x 2.84m (12'8" x 9'4")

Lounge 5.87m x 3.38m (19'4" x 11'1")

Dining Room 3.89m x 2.92m (12'10" x 9'7")

Breakfast Kitchen 4.09m x 3.33m (13'5" x 10'11")

Utility Room 2.39m x 1.68m (7'10" x 5'6")

WC

First Floor Landing 3.86m x 2.84m (12'8" x 9'4")

Bedroom One 3.84m x 3.38m (12'7" x 11'1")

Dressing Room

En-Suite Shower Room 1.91m x 1.63m (6'4" x 5'4")

Bedroom Four 3.12m x 2.92m (10'2" x 9'7")

Bedroom Five 2.92m x 2.67m (9'7" x 8'10")

Family Bathroom 2.79m x 1.91m (9'2" x 6'4")

Second Floor Landing 3.86m x 2.84m (12'8" x 9'4")

Bedroom Two 4.85m x 3.40m (15'11" x 11'2")

Bedroom Three 4.85m x 2.92m (15'11" x 9'7")

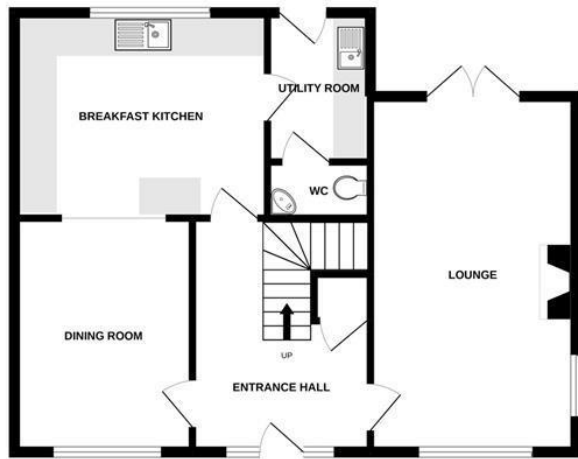
Jack & Jill En-Suite Shower Room 2.77m x 1.52m (9'1" x 5'0")

Detached Double Garage

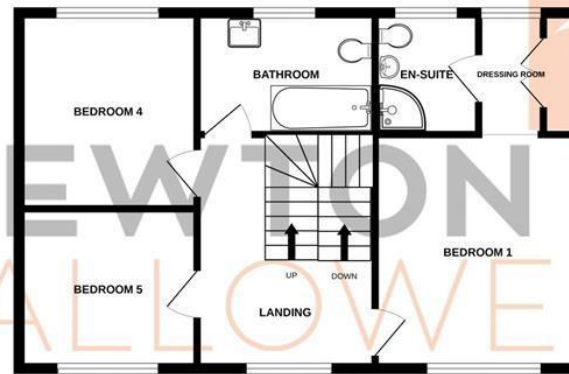




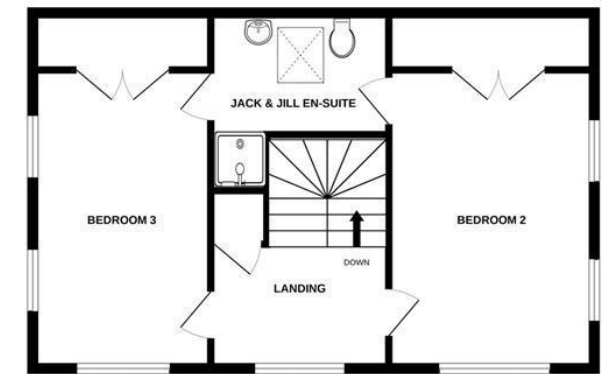
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

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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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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