



11 Holly Walk, Hampton Hargate, Peterborough, PE7 8AG

 **NEWTON FALLOWELL**

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## Key Features

- Modern Detached Family Home
- STUNNING VIEWS TO FRONT ASPECT
- FOUR BEDROOMS
- Two En-Suites, Bathroom & Downstairs WC
- THREE RECEPTION ROOMS & KITCHEN
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- EPC Rating D
- Freehold

**Guide Price £390,000 - £400,000**





A modern detached family home offering SUPERB VIEWS TO THE FRONT ASPECT and a GARAGE & DRIVEWAY to the rear, with accommodation boasting FOUR BEDROOMS and THREE RECEPTION ROOMS. The property offers benefits from an abundance of living space in the form of the living room, dining room and family room/conservatory, in addition to the kitchen which hosts access to a utility room. Two en-suites service the bedrooms alongside a family bathroom, whilst a further WC can be found on the ground floor. Outside to the rear there is driveway parking leading to the garage alongside an enclosed garden.

Upon entering the home the spacious entrance hall provides access to the majority of the ground floor accommodation including the useful downstairs WC. To the right-hand side of the home you will find the lounge, which stretches from front to rear and offers french doors onto the rear garden and a stunning fireplace. The dining room can be found to the left-hand side of the entrance hall and provides a further reception space ideal for living or dining. To the rear the kitchen is located and provides ample work surface and cupboard storage, space for freestanding appliances such as a range cooker and also benefits from the use of the utility room, with open access also onto the conservatory/family room, which provides a further reception space overlooking and hosting access onto the rear garden. Upstairs the first floor landing separates four bedrooms, with three of the bedrooms benefiting from the use of built-in wardrobes and en-suite shower rooms servicing two of the bedrooms. A family bathroom services the remaining two bedrooms and hosts a contemporary three-piece white suite.



Outside the property sits in an enviable position overlooking a green to the front aspect, with a low maintenance front garden and an enclosed rear garden benefiting from lawn and patio seating. Driveway parking can also be found to the rear leading to the garage, with gated access from the driveway available to the rear garden.



#### Entrance Hall

Living Room 12'0" x 22'0" (3.7m x 6.7m)

Dining Room 9'0" x 11'6" (2.7m x 3.5m)

Kitchen 14'6" x 10'0" (4.4m x 3m)

Family Room 13'6" x 12'0" (4.1m x 3.7m)

WC 3'0" x 6'0" (0.9m x 1.8m)

Utility Room 4'6" x 7'6" (1.4m x 2.3m)

#### Landing

Bedroom One 12'0" x 10'0" (3.7m x 3m)

En-Suite 7'6" x 6'0" (2.3m x 1.8m)

Bedroom Two 12'0" x 9'6" (3.7m x 2.9m)

En-Suite 6'0" x 5'0" (1.8m x 1.5m)

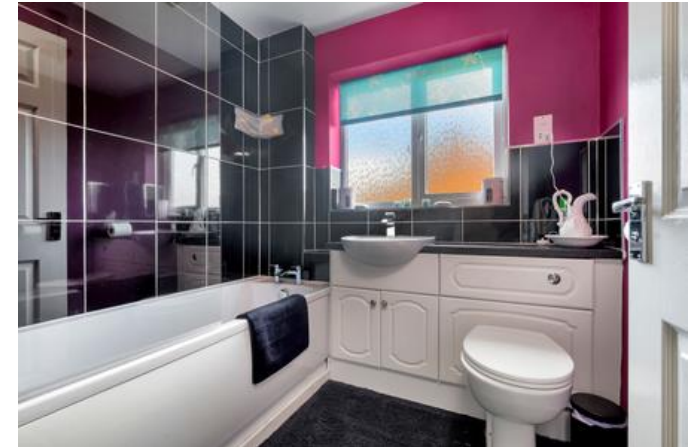
Bedroom Three 12'6" x 12'0" (3.8m x 3.7m)

Bedroom Four 8'0" x 9'6" (2.4m x 2.9m)

Family Bathroom 7'0" x 5'0" (2.1m x 1.5m)

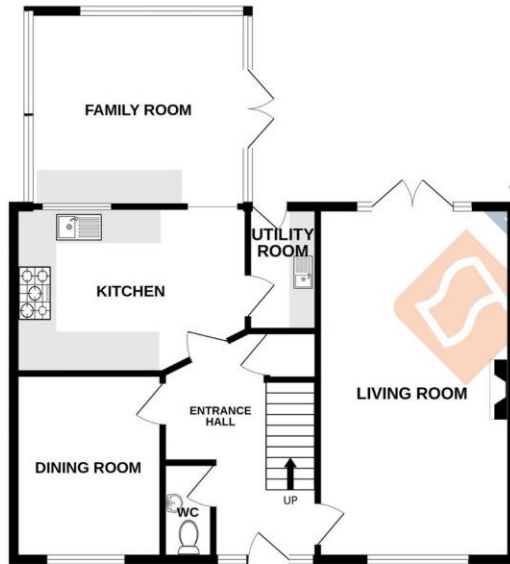
Solar Panels 0.00m x 0.00m (0'0" x 0'0")

The property benefits from solar panels and further information is awaited from the sellers regarding this.

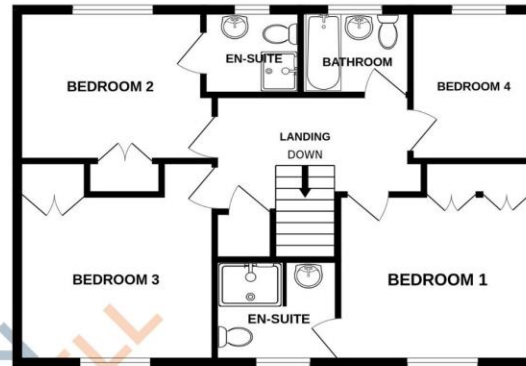




GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 1670 sq.ft. (155.2 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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