



Connells

Oak Avenue
Hampton Hargate Peterborough

Oak Avenue Hampton Hargate Peterborough PE7 8FR

for sale guide price
£400,000



Property Description

The sought after township of Hampton is situated south of Peterborough and is a popular location for families and couples. Built around a series of lakes and parks it offers picturesque views and walks and is a residential area of choice. It provides a variety of amenities ranging from shops and restaurants to schools and a library. Close by is the Serpentine Green Shopping Centre which offers a wide range of popular retailers. Hampton has many commuter links with various bus routes and provides easy access to the A1 motorway.

Entrance Hall

With tiled flooring, smooth ceiling and a radiator. Doors leading to the lounge, office, kitchen/diner and cloakroom. Stairs leading to the first floor.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

With a bay window to the front, feature fireplace, radiator, tiled flooring and smooth ceiling. French doors leading to the kitchen/diner room.

Kitchen / Diner

19' 4" x 9' 1" (5.89m x 2.77m)

With a range of matching wall and base units, worktop over with splashback, one and half sink and drainer, integrated double oven and gas hob with extractor hood. Space for a dishwasher. French doors to the rear leading to the rear garden and a window to the rear. Tiled flooring, smooth ceiling and a radiator. Door leading to the utility room.

Utility Room

9' 2" x 5' 6" (2.79m x 1.68m)

With matching wall and base units, worktop over with tiled splashback, extractor fan, radiator, tiled flooring and smooth ceiling. Space for a washing machine.

Office

9' 6" x 5' 10" (2.90m x 1.78m)

With a bay window to the front, radiator, smooth ceiling and carpet.

Cloakroom

Half tiled with a w/c, wash hand basin, heated towel rail, extractor fan, smooth ceiling and tiled flooring.

First Floor Landing

With an airing cupboard, smooth ceiling and carpet. Doors leading to bedrooms two, three, four and five and family bathroom. Stairs leading to second floor.

Bedroom Two

13' 4" maximum x 12' 5" (4.06m maximum x 3.78m)

With a window to the rear, radiator, smooth ceiling and carpet. Door leading to the en suite.

En Suite

Half tiled with single shower cubicle, w/c and sink. Frosted window to the rear, smooth ceiling with recessed spotlights, lino flooring, extractor fan and radiator.

Bedroom Three

13' 4" x 12' 6" (4.06m x 3.81m)

With a window to the front, radiator, smooth ceiling and carpet.

Bedroom Four

8' 10" x 7' 5" (2.69m x 2.26m)

With a window to the front, radiator, smooth ceiling and carpet.

Bedroom Five

9' 3" x 7' 5" (2.82m x 2.26m)

With a window to the rear, radiator, smooth ceiling and carpet.

Bathroom

Half tiled with a bath with a shower attachment over, sink in vanity unit and w/c. Frosted window to the front, radiator, extractor fan, smooth ceiling with recessed spotlights and lino flooring.

Second Floor

Bedroom One

17' 9" x 15' 8" (5.41m x 4.78m)

With a window to the front and two velux windows to the rear. Radiator, smooth ceiling and carpet. Doors leading to the dressing room and en suite.

Dressing Room

9' 2" x 4' 9" (2.79m x 1.45m)

With a window to the front, smooth ceiling and carpet.

En Suite

Half tiled with a shower cubicle, sink in vanity unit and w/c. Velux window to the rear, heated towel rail, extractor fan, shave point, smooth ceiling with recessed spotlights and tiled flooring.

External

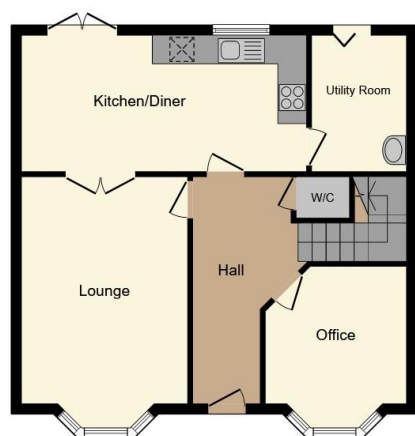
The enclosed rear garden is laid to artificial lawn and patio with a side gate providing access.

The property also benefits from a double garage and off road parking.





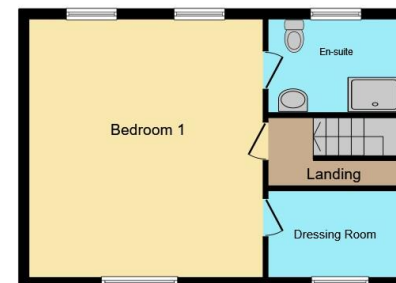




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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