



Graveley Way,
Hilton, PE28 9QA

For Sale Guide Price
£500,000 - £525,000



Non-estate detached home sold with no onward chain. Providing a kitchen/breakfast room, utility, dining room and dual aspect lounge on the spacious ground floor with 4 double bedrooms, family bathroom and ensuite to master completing the accommodation.

Entrance Hall

Door to front, window to front, two radiators, stairs to first floor accommodation.

Cloakroom

Window to side, wash hand basin, WC, radiator.

Study

8' 9" Max x 7' 7" + Recess (2.67m Max x 2.31m + Recess)

Window to front, radiator.

Lounge

11' 10" Max x 20' 7" (3.61m Max x 6.27m)

Window to front, gas fireplace and surround, patio doors to rear, television point, two radiators.

Dining Room

10' 11" Max x 9' 2" Max (3.33m Max x 2.79m Max)

Window to rear, radiator.

Kitchen/Breakfast Room

17' 5" Max x 9' 8" + Recess (5.31m Max x 2.95m + Recess)

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven and combi oven, five burner and gas hob, stainless steel cooker hood, plinth heater, radiator.

Utility Room

8' 4" Max x 9' 8" + Recess (2.54m Max x 2.95m + Recess)

Window to front, wall and base units, work surface, tiled splash back, stainless sink and drainer, plumbing for washing machine, central heating boiler, door to side, radiator.



Landing

Window to front, galleried landing, airing cupboard, loft access, radiator.

Bedroom One

12' 9" x 12' 5" Max (3.89m x 3.78m Max)

Window to rear, built in double wardrobe, radiator.

Ensuite

Window to side, bath with shower over, wash hand basin, WC, shaver point, part tiled, extractor fan, radiator.

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)

Window to rear, radiator.

Bedroom Three

11' 1" x 9' (3.38m x 2.74m)

Window to front, radiator.

Bedroom Four

9' 2" x 8' 2" + Wardrobe (2.79m x 2.49m + Wardrobe)

Window to rear, built in wardrobe, radiator.

Bathroom

Window to front, bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, shaver point, part tiled, radiator.

Rear Garden

Fence enclosed, patio area, laid to lawn, mature hedges and trees, gated access to driveway.

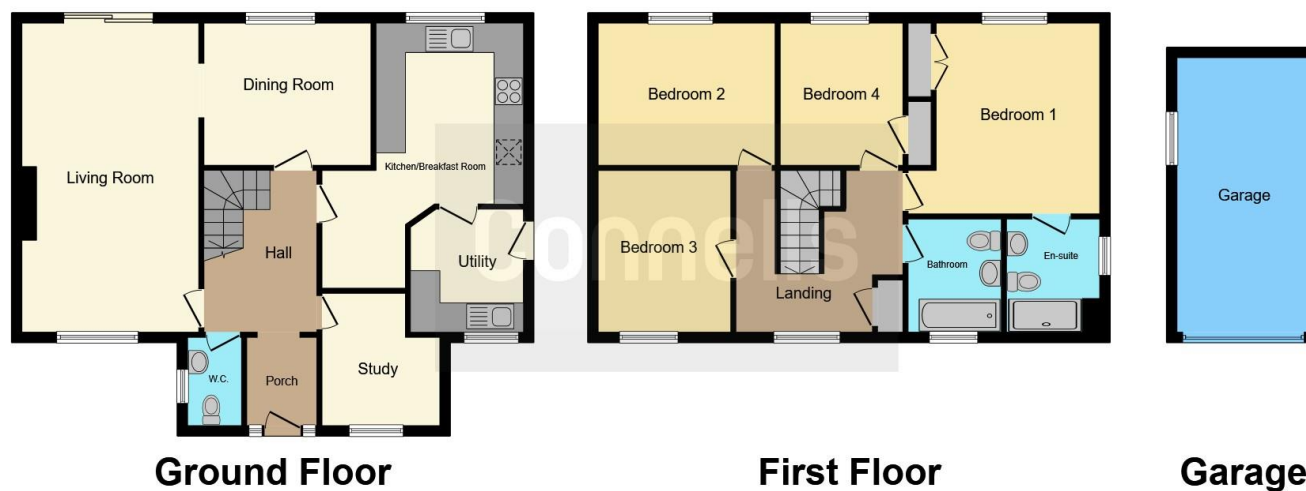
Garage And Parking

Single garage with up and over door, light and power, gated gravelled driveway.









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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