



**Hansel Close, PETERBOROUGH PE2 9SR**

**welcome to**

## **Hansel Close, PETERBOROUGH**

Immaculate FIVE BEDROOM MODERN DETACHED FAMILY HOME. Downstairs briefly comprises of; a spacious ENTRANCE HALL with stairs leading up to the first floor, a DOWNSTAIRS TOILET, STUDY, good sized EXTRA RECEPTION ROOM, OPEN PLAN KITCHEN/DINER, LIVING ROOM and UTILITY. On the first floor are TWO DOUBLE BEDROOMS with an EN-SUITE to the MASTER BEDROOM, TWO GOOD SIZED SINGLE BEDROOMS and a FAMILY BATHROOM. Moving up to the LOFT CONVERSION on the 2nd floor is a FIFTH BEDROOM and a SHOWER ROOM along with some great storage space. Enclosed garden to the rear with access to a HALF GARAGE CONVERSION with power and lighting.



### **Entrance Hall**

### **Cloakroom**

### **Study**

10' 2" x 6' 3" ( 3.10m x 1.91m )

### **Lounge**

17' 11" x 11' 4" ( 5.46m x 3.45m )

### **2nd Reception Room**

17' 7" x 11' 4" ( 5.36m x 3.45m )

### **Kitchen / Diner**

12' 7" x 9' 5" ( 3.84m x 2.87m )

### **Utility Room**

11' 5" x 6' ( 3.48m x 1.83m )

### **First Floor**

### **Bedroom One**

17' 1" x 11' 5" ( 5.21m x 3.48m )

Built in wardrobes

### **En-Suite**

### **Bedroom Two**

11' 5" x 10' 1" ( 3.48m x 3.07m )

### **Bedroom Three**

10' 3" x 8' 4" ( 3.12m x 2.54m )

### **Bedroom Four**

10' 3" x 8' 4" ( 3.12m x 2.54m )

### **Family Bathroom**

### **Second Floor**

### **Bedroom Five**

11' 4" x 11' 1" ( 3.45m x 3.38m )

### **Shower Room**

### **Loft Space**

8' 7" x 6' 5" ( 2.62m x 1.96m )

### **Half Garage Conversion**

8' 11" x 8' 2" ( 2.72m x 2.49m )



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## Hansel Close, PETERBOROUGH

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- LOFT CONVERSION
- OFF ROAD PARKING
- THREE BATHROOMS

Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG121305 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 311022**



[Peterborough@williamhbrown.co.uk](mailto:Peterborough@williamhbrown.co.uk)



6-9 Fortune Buildings Cowgate,  
PETERBOROUGH, Cambridgeshire, PE1 1LR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**