

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)





welcome to

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



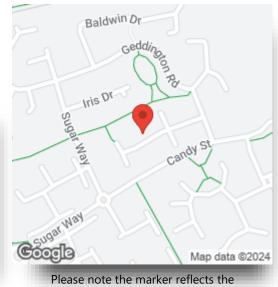


view this property online williamhbrown.co.uk/Property/PCG121305



Property Ref: PCG121305 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



postcode not the actual property

william h brown



01733 311022



Peterborough@williamhbrown.co.uk



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



williamhbrown.co.uk