



Hewitt Close, Hampton Heights PETERBOROUGH PE7 8ST



welcome to

Hewitt Close, Hampton Heights PETERBOROUGH

A very WELL presented family home, set in a pleasant position near a nature reserve & offering: entrance HALL lounge, kitchen / family room, utility, downstairs wc, five bedrooms, ensuite to two bedrooms, family bathroom, gardens, garage & driveway. Must be viewed to appreciate.



Entrance Hall

Stairs to first floor, understairs storage cupboard, cloak cupboard.

Lounge

12' 2" x 17' 1" (3.71m x 5.21m)

Double glazed window to the front, radiator.

Kitchen / Family Room

23' 10" x 10' 9" extending to 21' 4" (7.26m x 3.28m extending to 6.50m)

Double glazed window & doors to the rear, valued ceiling to family room area. Sink set into quartz effect work surface, further matching work surfaces to include island unit. fitted gas hob & electric oven, fitted dishwasher & fridge freezer.

Utility Room

12' 3" x 5' 10" (3.73m x 1.78m)

Double glazed window to the side, sink drainer set into work surface with plumbing for washing machine below, internal door to garage.

Downstairs Wc

Frosted double glazed window to the side, concealed cistern wc, hand wash basin, radiator.

First Floor Landing

Double glazed window to the side, access to the loft.

Bedroom 1

16' 11" x 9' 9" (5.16m x 2.97m)

Two double glazed windows to the front, radiator.

Dressing Area

7' 2" x 7' 4" (2.18m x 2.24m)

Radiator, through to bedroom..

Ensuite

Concealed cistern wc, hand wash basin, double shower cubicle, radiator / towel rail.

Bedroom 2

12' 9" x 9' 10" (3.89m x 3.00m)

Double glazed window to the rear, radiator, built in wardrobe.

Ensuite

Concealed cistern wc, hand wash basin, shower cubicle.

Bedroom 3

12' 3" x 10' 8" (3.73m x 3.25m)

Double glazed window to the front, radiator.

Bedroom 4

9' 6" x 9' (2.90m x 2.74m)

Double glazed window to the rear, radiator.

Bedroom 5

9' x 7' 7" (2.74m x 2.31m)

Double glazed window to the rear, radiator.

Family Bathroom

Frosted double glazed window to the side, hand wash basin, concealed cistern wc, panel bath with shower / mixer tap, shower cubicle, radiator / towel rail.

Outside The Property

The driveway lies to the side of the property and leads to the garage which has approximate dimensions of 19ft 10 in x 9ft 8in max with an electric roller door.

The rear garden offers a patio area and is laid to lawn with pleasant views to the rear..



view this property online williamhbrown.co.uk/Property/YXZ108149



welcome to

Hewitt Close, Hampton Heights PETERBOROUGH

- REDUCED FROM £525,000
- entrance hall, lounge, kitchen / family room
- utility, downstairs wc
- five bedrooms, two ensembles, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: B

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108149



Property Ref:
YXZ108149 - 0008

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.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk