



**St. Giles Close, Holme Peterborough PE7 3QZ**



**william  
h brown**

**welcome to**

**St. Giles Close, Holme Peterborough**

A very well-presented, spacious home which is set in a prestigious cul de sac in this popular Village. Accommodation comprises: entrance hall, lounge, dining room, study, kitchen breakfast, conservatory, utility, downstairs wc, five bedroom, ensuite, family bathroom, generous garden, double garage!



### **Entrance Hall**

Spacious reception hallway with stairs rising to first floor with understairs storage, radiator.

### **Lounge**

19' 4" x 14' 9" ( 5.89m x 4.50m )

Window to the rear & door to conservatory, radiator.

### **Dining Room**

14' 4" x 9' 5" ( 4.37m x 2.87m )

Window to the front, radiator.

### **Study**

18' 3" x 9' 7" ( 5.56m x 2.92m )

Two windows & door to the rear, radiator, range of fitted work & storage units.

### **Conservatory**

20' 3" max x 12' 9" max ( 6.17m max x 3.89m max )

Of brick & double glazed construction with tiled flooring & electric heater.

### **Kitchen Breakfast Room**

16' 6" x 14' 6" ( 5.03m x 4.42m )

Windows to the rear, re-fitted to comprise: sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards to include pull out larder unit & illuminated display unit. Fitted electric oven & hob, refrigerator, dishwasher & wine cooler, range style oven / cooker.

### **Utility**

9' 3" x 4' 8" ( 2.82m x 1.42m )

Window to the front, re-fitted to complement kitchen, sink drainer, integrated washer dryer, storage units.

### **Cloakroom**

Frosted window to the front, hand wash basin set into vanity, close coupled wc, radiator

### **First Floor Landing**

Galleried landing with windows to three elevations.

### **Bedroom 1**

14' 4" x 19' 5" max ( 4.37m x 5.92m max )

Windows to the front, two radiators, range of fitted wardrobes and bedside units.

### **Ensuite**

Frosted window to the front, panel bath with shower over, twin hand wash basins, close coupled wc, illuminated & heated mirror, heated towel rail..

### **Bedroom 2**

16' 11" x 12' 2" ( 5.16m x 3.71m )

Window to the rear, radiator.

### **Bedroom 3**

12' 8" x 12' 2" inc wardrobes ( 3.86m x 3.71m inc wardrobes )

Window to the rear, radiator, range of fitted wardrobes.

### **Bedroom 4**

10' 9" x 14' 4" ( 3.28m x 4.37m )

Window to the rear, radiator.

### **Bedroom 5**

11' x 9' 6" inc wardrobes ( 3.35m x 2.90m inc wardrobes )

Window to the rear, radiator, fitted wardrobes.

### **Bathroom**

Frosted window, close coupled wc, hand wash basin, panel bath, double shower cubicle.

### **Outside The Property**

To the front there is a block paved, multi car driveway which is screened by a hedged front boundary. Whilst providing parking, the driveway leads to the double garage which has twin up & over doors, rear courtesy door, power connected and houses the replacement central heating boiler & central heating oil storage tank.

The rear garden is of a generous size and is laid to lawn with a wide range of established, well stocked flower & shrub borders along with a rockery and covered BBQ area. The garden is enclosed, with gated access to the front.



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## St. Giles Close, Holme Peterborough

- Prestigious, Spacious Family Home
- Sought After Village Location
- Re-Fitted kitchen, Wc, Bathroom & Ensuite
- Replacement Central Heating Boiler
- Generous Plot With Large Driveway & Double Garage

Tenure: Freehold EPC Rating: E

# £750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108627 - 0009

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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 242433**



Yaxley@williamhbrown.co.uk



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



**williamhbrown.co.uk**