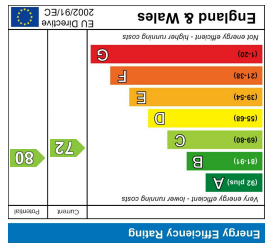


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



7 Hansel Close
 Peterborough, PE2 9SR
Guide Price £450,000

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7 Hansel Close

Peterborough, PE2 9SR

City and County are pleased to market this IMMACULATE, five bedroom DETACHED family home, located within a quite Cul-de-Sac in Sugar Way, Peterborough. Offering FIVE DOUBLE bedrooms, FIVE RECEPTION rooms, and stunning condition throughout. This property is the ideal family home.

Briefly comprising downstairs, a large entrance hall, cloak room, downstairs study, play room for the children, and a bay fronted lounge with internal sliding doors leading to the single storey extension, which is currently being used as a dining room which French doors leading into the garden. Beautiful kitchen space that is fitted with a matching range of base and eye level units, with integral white goods such as a fridge/freezer, and a dishwasher. Integrated oven, and an electric hob with an extractor over. Separate utility room with space for a washing machine and a dryer. The first floor offers four double bedrooms with the master bedroom benefitting from a dressing area, and a fitted three-piece en-suite comprising, a WC, wash hand basin and a cubicle shower. The first floor also benefits from a family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin, and a bath with a shower over. The loft conversion has created a fifth double bedroom, and a further family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a cubicle shower. To the rear, there is an enclosed garden which is mainly laid to lawn, and has side access to the partially converted detached single garage, providing further reception space. To the front, there is access to the front of the garage and an allocated parking space. Please call today for a viewing!

Entrance Hall
10'8" x 9'7"

Lounge
11'5" x 17'1"

Dining Room
17'9" x 10'9"

Kitchen
11'5" x 12'9"



Utility Room
11'6" x 6'0"

Family Room
10'2" x 10'5"

Office
10'2" x 8'1"

WC
5'9" x 4'3"

Landing
9'10", 88'6" x 9'8"

Master Bedroom
11'6" x 10'9"

En-Suite
5'5" x 6'0"

Bathroom
7'4" x 7'1"

Bedroom Two
11'6" x 10'2"

Bedroom Three
10'3" x 8'5"

Bedroom Four
10'3" x 8'4"

Landing
13'6" x 8'9"

Bedroom Five
11'5" x 11'1"

Bathroom
7'4" x 8'4"

EPC - C
72/80

Tenure - Freehold

