

for sale

£385,000



Watersend Road Hampton Hargate Peterborough PE7 8DF

A well presented detached property offering spacious accommodation with a lounge, kitchen, utility room, dining room, conservatory and cloakroom on the ground floor. Upstairs are four bedrooms with en-suites to two of the bedrooms, along with the family bathroom. Call 01733 229483 to book a viewing.



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Entrance Hall

With wooden flooring, radiator, understairs cupboard and doors leading to the lounge, kitchen and cloakroom.

Cloakroom

With w/c, wash hand basin, wooden flooring and radiator.

Lounge

18' 1" x 10' 6" (5.51m x 3.20m)

With a feature fireplace, window to the front, radiators x 2, carpet and bi fold doors leading to the dining room.

Dining Room

9' 8" x 10' 9" (2.95m x 3.28m)

With wooden flooring, radiator and a patio door to the rear leading to the conservatory. Door to the side leading to the kitchen.

Kitchen

14' 7" x 7' 11" (4.45m x 2.41m)

With a range of matching wall and base units, worktop, double oven, 4 ring gas hob, extractor hood, 1.5 sink and drainer, fridge freezer, dishwasher, window to the rear, radiator and tiled floor. Doors leading to utility room, dining room and hallway.



Utility Room

5' 2" x 5' 11" (1.57m x 1.80m)

With matching wall and base units, sink and drainer, space for washing machine and tumble dryer, radiator, boiler and tiled floor. Door to the side leading to the rear garden.

Conservatory

12' 1" x 10' 1" (3.68m x 3.07m)

With laminate flooring and radiator. Doors open up to the rear garden.

Landing

With an airing cupboard, loft access and carpet. Doors leading to bedrooms 1, 2, 3 and 4 and the bathroom.

Bedroom One

Irregular Shaped Room x (x)

With a built in 4 door wardrobe, a window to the front, radiators x 2, carpet and door leading to the en-suite.

En Suite

With a shower cubicle, w/c, wash hand basin, extractor fan, towel rail, window to the front and lino flooring.

Bedroom Two

12' 7" maximum x 8' 8" maximum (3.84m maximum x 2.64m maximum)

With a fitted triple wardrobe, a window to the front, lino flooring and a door leading to the en-suite.

En Suite

With a shower cubicle, w/c, wash hand basin, extractor fan, lino flooring and a window to the side.

Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)

With a window to the rear, radiator and carpet.

Bedroom Four

12' x 7' 1" (3.66m x 2.16m)

With a window to the rear, radiator and carpet.

Bathroom

With a bath with shower attachment, w/c, wash hand basin, tiled walls, radiator, window to the rear and lino flooring.

External

The front of the property has a driveway with room for 2 cars. There is also a single garage.

The rear garden can be accessed via the side of the property or from the conservatory. The garden is laid to lawn with decking, a raised decking area and a shingle border.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305654 - 0013

Tenure: Freehold

EPC Rating: C

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