

for sale

offers in excess of **£350,000**



## Westcroft Hampton Centre Peterborough PE7 8PG

Located in the popular Hampton Centre area, this detached property offers a modern kitchen, 4 bedrooms with an en-suite to the master bedroom, a rear garden and driveway. Call the Sales team on 01733 229483 for more details and to book a viewing of this ideal family home.



# Westcroft Hampton Centre Peterborough PE7 8PG

## Entrance Hall

With laminate flooring, radiator and doors leading to the downstairs cloakroom, kitchen/diner and lounge.

## Cloakroom

With a w/c, wash hand basin, laminate flooring, radiator and window to the front.

## Lounge

12' 9" x 17' 4" ( 3.89m x 5.28m )

With an understairs storage cupboard, carpet, radiator, window to the rear and a patio door to the rear.

## Kitchen

18' 4" x 10' 8" ( 5.59m x 3.25m )

With a range of matching wall and base units with worktop over, double oven, 4 ring gas hob, integrated dishwasher, washing machine, fridge freezer, window to the front, radiator and vinyl flooring.

## Landing - First Floor

With airing cupboard, carpet and radiator. Doors leading to bedroom one, bedroom three, bedroom four and bathroom. Stairs leading to the second floor.

## Bedroom One

12' 4" x 10' 2" ( 3.76m x 3.10m )

With a window to the front, radiator and carpet.



## En-Suite

With shower cubicle, w/c, wash hand basin, window to the side, shave point, window to the side and laminate flooring.

## Bedroom Three

12' 10" x 17' 3" ( 3.91m x 5.26m )

With two windows to the rear, radiator, carpet and loft access. Restricted head height.

## Bedroom Four

8' 8" x 6' 11" ( 2.64m x 2.11m )

With a window to the front, radiator and carpet.

## Bathroom

With shower cubicle, bath with shower attachment, w/c, wash hand basin, shave point, radiator, laminate flooring and a window to the rear.

## Landing - Second Floor

With carpet and radiator. Door leading to bedroom two.

## Bedroom Two

12' 4" x 9' 7" ( 3.76m x 2.92m )

With a window to the rear, radiator and carpet.

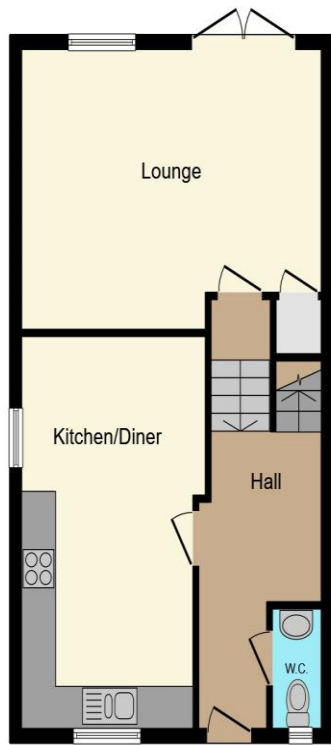
## External

The rear garden is laid to lawn with a patio area with an outside tap.

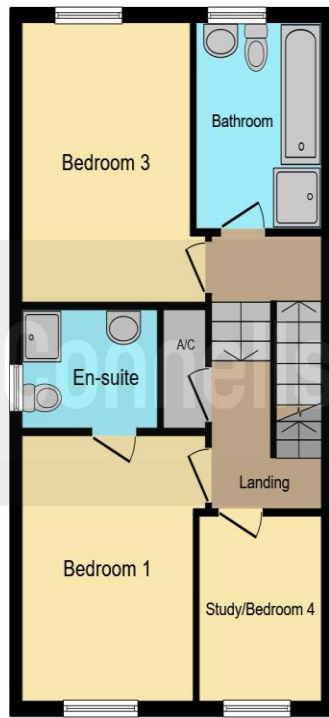
## Agents Note

Please be advised although this is a freehold property, there is a service charge payable. Please contact the branch for more details on 01733 229483.

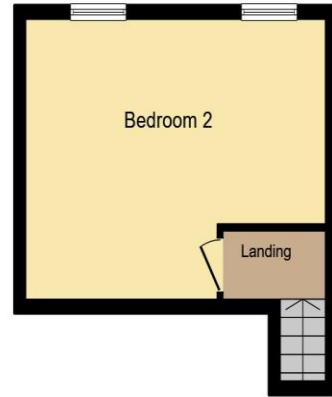




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: HAH305696 - 0005

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/HAH305696](http://connells.co.uk/Property/HAH305696)



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