

for sale

£325,000



## Alder Road Hampton Hargate PETERBOROUGH PE7 8BU

This detached house is located in the popular Hampton Hargate area and is an ideal family home. Offering three bedrooms with an en suite to the master bedroom, the property also benefits from a dining room, two reception rooms, utility room and conservatory. Viewings are highly recommended.





# Alder Road Hampton Hargate PETERBOROUGH PE7 8BU

## Entrance Hall

With a radiator and textured ceiling. Stairs leading to the first floor and door leading to the lounge.

## Lounge

15' 1" x 9' 9" ( 4.60m x 2.97m )

With a window to the front, recessed spotlights, radiator, smooth ceiling and laminate flooring. Arch leading to the dining area and door leading to the kitchen.

## Dining Area

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

With a window to the rear and door leading to the conservatory. Recessed spotlights, radiator, smooth ceiling and laminate flooring.

## Conservatory

11' 6" x 8' 1" ( 3.51m x 2.46m )

Half brick built with upvc window surround. Tiled flooring and door to the side leading to the rear garden.

## Kitchen

10' 9" plus recess x 10' 7" ( 3.28m plus recess x 3.23m )

With matching wall and base units with worktops over with splashback. Sink and drainer, oven with hob and extractor hood over and space for a dishwasher. Two windows to the rear, understairs storage cupboard, smooth ceiling with recessed spotlights and vinyl flooring. Door leading to the utility room.



## Dining Room

13' x 7' ( 3.96m x 2.13m )

Leading on from the kitchen with a smooth ceiling with recessed spotlights, radiator and laminate flooring.

## Utility Room

5' 2" x 3' 2" ( 1.57m x 0.97m )

With worktop, extractor fan, textured ceiling and space for a washing machine. Door to the side leading to the rear garden and door leading to the cloakroom.

## Cloakroom

With a w/c, sink in vanity unit, frosted window to the side, textured ceiling and vinyl flooring.

## First Floor Landing

With an airing cupboard, access to the loft, smooth ceiling with recessed spotlights and carpet. Doors leading to bedrooms one, two and three and the shower room.

## Bedroom One

10' 8" x 9' 9" ( 3.25m x 2.97m )

With a window to the front, fitted wardrobes, radiator, smooth ceiling with recessed lighting and carpet. Archway leading to the en-suite.

## En Suite

Fully tiled with a w/c, sink in vanity unit and walk in shower with a rainfall shower. Frosted window to the front, extractor fan, heated towel rail and smooth ceiling with recessed lighting.

## Bedroom Two

9' 7" x 8' 7" ( 2.92m x 2.62m )

With a window to the rear, radiator, smooth ceiling with recessed spotlights and carpet.

## Bedroom Three

9' 8" x 6' 5" ( 2.95m x 1.96m )

With a fitted wardrobe, window to the rear, radiator, smooth ceiling with recessed spotlights and carpet.

## Shower Room

Fully tiled with a w/c, sink in vanity unit and a double shower cubicle with a rainfall head. Frosted window to the rear, heated towel rail, shaver point and smooth ceiling with recessed spotlights.

## External

The front of the property is block paved providing off road parking. The enclosed rear garden is laid to lawn with a decking area and has field views.

## Garage







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Property Ref: HAH305217 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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