

for sale

offers in excess of **£425,000**



## Sorbus Close Hampton Hargate PETERBOROUGH PE7 8EG

Viewings are highly recommended of this stunning detached property. This property has lots to offer with four bedrooms, lounge, dining room, study, kitchen and utility room. The property also benefits from two conservatories and a double garage. Contact Connells Hampton for more information.





# Sorbus Close Hampton Hargate PETERBOROUGH PE7 8EG

## Entrance Porch

With a window to the side, radiator, tiled flooring and a smooth ceiling. Leads into the entrance hall.

## Entrance Hall

With doors leading to the study, lounge, dining room, cloakroom and kitchen. Stairs leading to the first floor. Understairs storage cupboard, radiator, tiled flooring and smooth ceiling.

## Cloakroom

Half tiled with a w/c, wash hand basin in vanity unit, radiator, frosted window to the side, tiled flooring and smooth ceiling.

## Study

8' 8" x 6' ( 2.64m x 1.83m )

With a window to the front, radiator, wooden flooring and smooth ceiling.

## Lounge

15' 1" x 14' 1" ( 4.60m x 4.29m )

With an electric fire and surround, window to the rear, radiator, carpet and smooth ceiling. French doors leading to conservatory.

## Dining Room

10' 11" x 10' 4" ( 3.33m x 3.15m )

With a window to the rear, radiator, tiled flooring and smooth ceiling.

## Kitchen

19' 4" x 10' 3" maximum ( 5.89m x 3.12m maximum )

With a range of matching wall and base units with under cupboard and kickboard lighting, worktops with tiled splashback, sink and drainer with mixer tap. Integrated induction hob with extractor hood, double oven, grill, dishwasher, wine cooler, radiator, tiled flooring and smooth ceiling with recessed lighting. Space for a fridge freezer. Window to the side and door leading to the utility room.

## Utility Room

6' 4" x 5' 2" ( 1.93m x 1.57m )

With a range of matching wall and base units, worktops over with tiled splashback, sink and drainer, boiler cupboard, radiator, extractor fan, tiled flooring, smooth ceiling with recessed lighting. Door to the side.

## Conservatory One

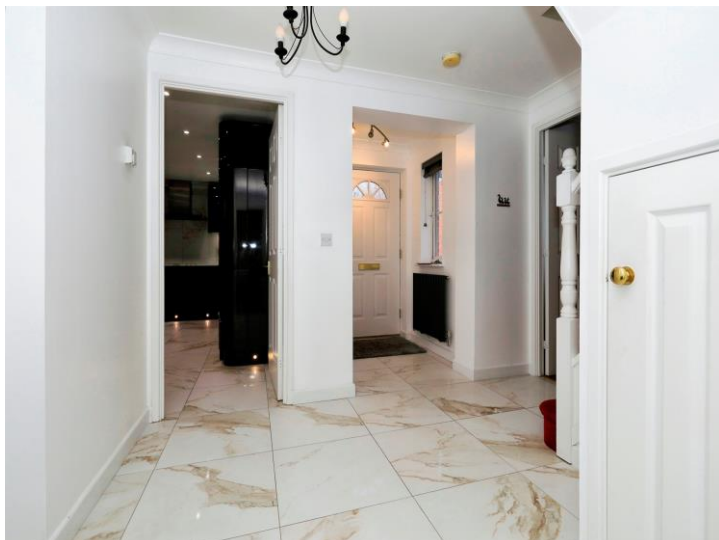
14' 6" x 12' 4" ( 4.42m x 3.76m )

Half brick built with UPVC window surround, underfloor heating, installed air conditioning and tiled flooring. French doors leading to the rear garden and sliding doors leading to conservatory two.

## Conservatory Two

11' 8" x 8' ( 3.56m x 2.44m )

Half brick built with UPVC window surround, underfloor heating and tiled flooring. Hot tub.



**First Floor Landing**

With doors leading to the bathroom, bedroom one, two, three and four. Access to the loft, airing cupboard, radiator, carpet and smooth ceiling.

**Bedroom One**

14' 6" x 12' 4" plus recess ( 4.42m x 3.76m plus recess )  
With a window to the side, fitted wardrobes, radiator, installed air conditioning, carpet and smooth ceiling. Door leading to the en suite.

**En Suite**

With a bath, separate shower, w/c, wash hand basin in vanity unit, frosted window to the side, electric shaver point, radiator, tiled flooring and smooth ceiling with recessed lighting.

**Bedroom Two**

11' 5" x 11' 8" ( 3.48m x 3.56m )  
With a window to the rear, radiator, carpet and smooth ceiling. Access to the Jack & Jill bathroom.

**Bedroom Three**

11' 5" x 11' 1" ( 3.48m x 3.38m )  
With a window to the rear, radiator, carpet and smooth ceiling. Access to the Jack & Jill bathroom.

**Jack & Jill Bathroom**

Half tiled with a w/c, wash hand basin, shower cubicle, frosted window to the rear, radiator, extractor fan, tiled flooring and smooth ceiling with recessed lighting.

**Bedroom Four**

8' 4" x 6' 1" ( 2.54m x 1.85m )  
With a window to the front, radiator, carpet and smooth ceiling.

**Bathroom**

Half tiled with a w/c, wash hand basin, bath with shower over, frosted window to the side, radiator, tiled flooring and smooth ceiling with recessed lighting.

**Double Garage**

**External**

The front of the property is laid to block paving providing off road parking. The enclosed rear garden is laid to mostly patio and has side access via a gate.









**Ground Floor**

**First 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](http://www.focalagent.com)

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Property Ref: HAH305886 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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