

for sale

£330,000



## Buckthorn Road Hampton Hargate PETERBOROUGH PE7 8GB

A well presented town house offering spacious accommodation over three floors. The property benefits from three bedrooms with the potential for a fourth bedroom, a family room, utility room, conservatory and off road parking. For more information and to book a viewing, please contact 01733 229483.





# Buckthorn Road Hampton Hargate PETERBOROUGH PE7 8GB

## Entrance Hall

The front door opens to the entrance porch with a door leading to the entrance hall. The entrance hall has an understairs cupboard, radiator and laminate flooring. Doors leading to the cloakroom, utility room and the family room. Stairs leading to the first floor.

## Cloakroom

With a w c, wash hand basin, radiator and tiled flooring.

## Family Room

28' 9" x 8' 4" ( 8.76m x 2.54m )

Converted garage into a family room with a bar. Tiled flooring, electric heater and radiator. Window to the front and patio doors opening up to the conservatory. There is also the potential to turn

this into two rooms, providing a fourth bedroom whilst keeping a reception/family room leading into the conservatory.

## Conservatory

10' 4" x 7' 8" ( 3.15m x 2.34m )

With tiled flooring and a patio door leading to the rear garden.

## Utility Room

7' 8" x 6' 5" ( 2.34m x 1.96m )

With a range of matching wall and base units, oven, induction hob, sink and drainer and radiator. Space for a washing machine. Door leading to the rear garden.



## First Floor Landing

With carpet, radiator and doors leading to the kitchen/diner and lounge.

### Lounge

17' 4" x 16' 2" ( 5.28m x 4.93m )

With a window and patio doors to the front leading to a walk out balcony. Laminate flooring and radiator.

### Kitchen / Diner

10' 11" x 16' 1" ( 3.33m x 4.90m )

With a range of matching wall and base units with tiled splashback. Single oven, induction hob and one and a half sink and drainer. Tiled floor, two windows to the rear, radiator and space for a fridge freezer.

## Second Floor Landing

With loft access, storage cupboard, carpet and doors leading to bedrooms one, two and three and the family bathroom.

### Bedroom One

11' 3" x 11' 3" ( 3.43m x 3.43m )

With fitted wardrobes, a window to the front, radiator and carpet. Door leading to the en suite.

### En Suite

Part tiled with a fully tiled double shower cubicle, w c, wash hand basin, shave point, radiator and a window to the front.

### Bedroom Two

12' x 8' 6" ( 3.66m x 2.59m )

With fitted wardrobes, a window to the rear, radiator and carpet.

### Bedroom Three

7' 9" x 7' 3" ( 2.36m x 2.21m )

With a window to the rear, radiator and carpet.

### Bathroom

Part tiled with a bath, w c, wash hand basin, shave point, radiator and lino flooring.

### External

Enclosed rear garden with decking, patio and a shed.

The front of the property provides off road parking for 2 vehicles.







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To view this property please contact Connells on

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Property Ref: HAH305823 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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