

for sale

£425,000



Westbury Drive Hampton Gardens Peterborough PE7 8QW

An ideal family home in the great location of Hampton Gardens. This detached property benefits from a separate lounge, study, dining room, kitchen and utility room on the ground floor with four bedrooms, an ensuite to the master and a bathroom to the first floor. Call 01733 229483 for more details.



Westbury Drive Hampton Gardens Peterborough PE7 8QW

Entrance Hall

With doors leading to the living room, kitchen, dining room, study and cloakroom. Stairs leading to the first floor. Radiator, laminate flooring and smooth ceiling.

Living Room

17' 3" x 10' 6" (5.26m x 3.20m)

With two windows to the side, a window to the front and patio doors leading to the rear garden. TV point, two radiators, carpet and smooth ceiling.

Study

10' 3" x 7' 5" (3.12m x 2.26m)

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

Dining Room

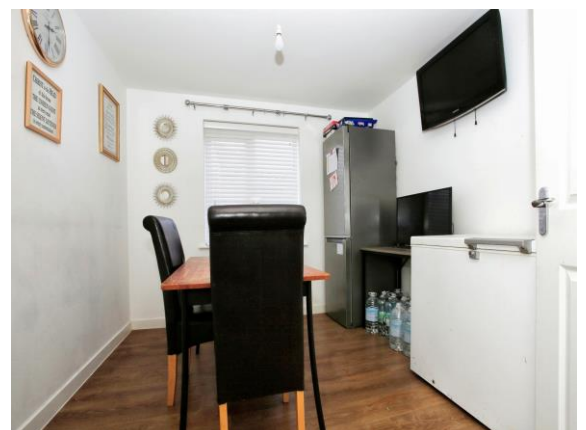
10' 2" x 9' 5" (3.10m x 2.87m)

With a window to the side, radiator, laminate flooring and smooth ceiling.

Kitchen

13' 6" x 9' 1" Plus recess (4.11m x 2.77m Plus recess)

With a range of matching wall and base units, worktop over with splashback, sink and drainer, integrated oven with gas hob and extractor hood over. Integrated fridge/freezer and space for a dishwasher. Windows to the side and rear and a door to the side leading to the rear garden. Lino flooring and smooth ceiling.



Utility Room

6' 9" x 6' 4" (2.06m x 1.93m)

With low level cabinets and worktop with splashback, a window to the side, lino flooring and smooth ceiling. Space for a washing machine and tumble dryer.

Downstairs Cloakroom

With a w/c, wash hand basin, radiator and a frosted window to the side. Laminate flooring and smooth ceiling.

First Floor Landing

With an airing cupboard, window to the side, radiator, loft access and doors leading to the bedrooms and bathroom. Carpet and smooth ceiling.

Bedroom One

17' 4" x 10' 9" (5.28m x 3.28m)

With a fitted wardrobe with triple sliding doors, a window to the front and rear, radiator, carpet and smooth ceiling. Door leading to the ensuite.

En-Suite

Half tiled with a w/c, wash hand basin and shower. Frosted window to the front, extractor fan, radiator, lino flooring and smooth ceiling.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

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

Bedroom Three

13' 8" x 9' 5" (4.17m x 2.87m)

With a window to the rear and side, radiator, carpet and smooth ceiling.

Bedroom Four

10' 6" x 7' 6" Plus recess (3.20m x 2.29m Plus recess)

With a window to the side, radiator, carpet and smooth ceiling.

Family Bathroom

Half tiled with w/c, sink and bath with shower over. Frosted window to the side, radiator and laminate flooring.

Garage

Single garage.

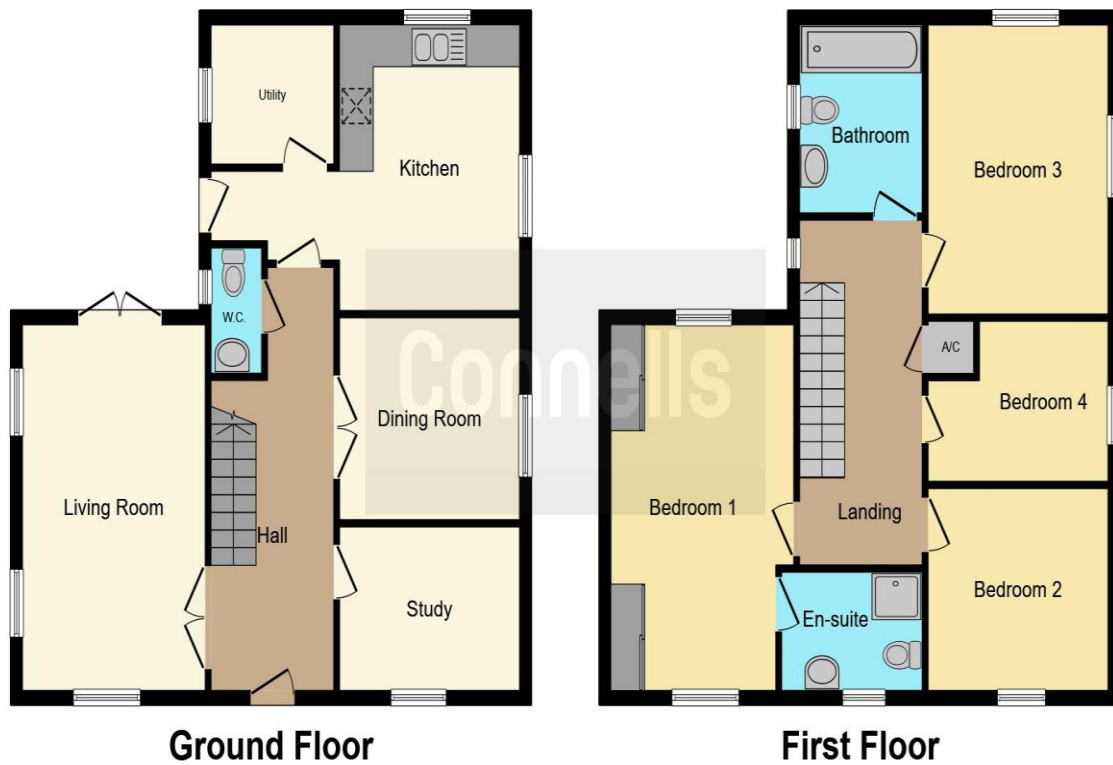
External

Located on a corner plot, the front of the property has a large area of grass to the side. A path leads to the front door with shrubs and gravel at the front of the property. The rear garden is laid to lawn with a brick and fence surround, with a side gate also providing access.

Agents Note

Although this is a freehold property, please be advised there is an annual management charge to be paid. Please contact the branch for more details.





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

To view this property please contact Connells on

T 01733 229483
E Hampton@connells.co.uk

10 Stewartby Avenue Hampton Vale
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305810 - 0004

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/HAH305810



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk