

for sale

£425,000



## Brickton Road Hampton Vale Peterborough PE7 8HS

Located in the popular Hampton Vale area, this five bedroom detached property is an ideal family home with plenty of space spread over three floors. The property also has a double garage and an outbuilding which provides lots of options. Viewings are highly recommended - contact us today!



# Brickton Road Hampton Vale Peterborough PE7 8HS

## Entrance Hall

With wood laminate flooring. Doors leading to the study, dining room, living room, kitchen and cloakroom. Stairs leading to the first floor.

## Living Room

16' 3" x 11' 6" ( 4.95m x 3.51m )

With a feature fireplace with surround, wood laminate flooring, vertical radiator, double doors leading to the dining room and French doors leading to the rear garden.

## Dining Room

11' 10" x 8' 8" ( 3.61m x 2.64m )

With carpet, radiator, window to the front and double doors leading to the lounge.

## Study

7' 3" x 7' 2" ( 2.21m x 2.18m )

With a window to the front and a radiator.

## Kitchen

14' 2" x 11' 7" ( 4.32m x 3.53m )

With a range of matching wall and base units, drawers and worktops with a rolled edge. Stainless steel sink and drainer and mixer tap, 4 ring gas hob, integrated electric oven, extractor hood, integrated dishwasher, breakfast bar island with storage, window to the rear and a tiled floor. Door leading to the utility room.

## Utility Room

7' 7" x 5' 4" ( 2.31m x 1.63m )

With storage cupboards, worktop with a rolled edge, sink and



drainer, space and plumbing for a washing machine, tiled floor and door leading to the rear garden.

## Cloakroom

With a wash hand basin, w/c with half and full flush and heated towel rail.

## First Floor Landing

With doors leading to the family bathroom, bedrooms one, two and three. Stairs leading to the second floor.

### Bedroom One

13' 6" x 11' 4" ( 4.11m x 3.45m )

With in built wardrobes, radiator and two windows to the front. Door leading to en suite.

### En Suite

Fully tiled with a wash hand basin, w/c with half and full flush, shower cubicle and a window to the front.

### Bedroom Two

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

With a radiator, window to the rear and door leading to the Jack & Jill bathroom.

### Bedroom Three

9' 6" x 8' 1" ( 2.90m x 2.46m )

With French doors to the rear and door leading to the Jack & Jill bathroom.

### Jack & Jill En Suite

Fully tiled shower cubicle, wash hand basin, w/c with half and full flush, heated towel rail and window to the rear.

## Bathroom

Fully tiled with a bath with shower fixture, wash hand basin, w/c with a half and full flush, radiator, extractor fan and a window to the side.

## Second Floor Landing

With doors leading to bathroom, bedrooms four and five.

### Bedroom Four

13' 4" x 11' 5" ( 4.06m x 3.48m )

With a window to the front and side and radiator.

### Bedroom Five

13' 4" x 7' 3" ( 4.06m x 2.21m )

With a window to the front and side and radiator.

## Bathroom

With a w/c with half and full flush, wash hand basin and velux window to the rear.

## External

The front of the property is of a low maintenance design and is laid to slate chip with a path to the front door. The enclosed rear garden is laid to patio and lawn with a side access gate.

## Double Garage

With lights and power.

## Outbuilding

15' 7" x 6' 7" ( 4.75m x 2.01m )





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Property Ref: HAH305779 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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