



12 Tudor Avenue

Hampton Vale PE7 8EJ

Offers in the region of £421,000





## 12 Tudor Avenue

### Hampton Vale PE7 8EJ

Brilliantly sized and presented property on Tudor Avenue, a very popular part of Hampton Vale. This property comprises of;

Ground Floor, entrance hall with under stairs cupboard, double doors to the family room, double doors to the lounge with double doors to the sunroom, two sets of double doors to the garden, dining room with double doors to the garden and open to the kitchen, utility room with door to the lobby. The detached double garage has been tastefully converted to offer a good sized multi functioning room, store cupboard and externally accessed store room.

First Floor- landing with airing cupboard, four bedrooms, two en suites and a family bathroom. Bedroom one benefitting from built in wardrobes.

Outside- the frontage is enclosed with iron railings with a lawned garden, bushes and shrubs behind, parking space to the side, driveway leading to the gated driveway and side access. To the rear of the property, an enclosed garden mainly laid to lawn and patio with a mixture of established trees and plants.

This property is within easy reach of all Hampton has to offer and close to major transport links. This property has to be viewed to be appreciated.

Tenure: Freehold  
Council Tax Band: E







## Ground Floor

### Entrance Hall

### Lounge

23'6"x 12'0" (7.17m x 3.67m)

### Family Room

13'3" max x 9'2" max (4.05m max x 2.81m max)

### Sun Room

12'2" x 10'2" (3.72m x 3.11m)

### Dining Room

13'6" x 9'3" (4.14m x 2.84m)

### Kitchen

12'1" x 10'4" (3.69m x 3.16m)

### Utility Room

### Lobby

### Office

17'3" max x 12'7" max (5.28m max x 3.85m max)

### Store Room

### W/C

## First Floor

### Landing

### Bedroom One

13'10" max x 12'4" max (4.23m max x 3.77m max)

### En Suite

### Bedroom Two

13'2" x 10'0" (4.03m x 3.06m)

### En Suite

### Bedroom Three

12'10" max x 10'0" max (3.93m max x 3.07m max)

### Bedroom Four

11'2" max x 8'6" max (3.41m max x 2.60m max)

### Family Bathroom





Floor Plan



Viewing

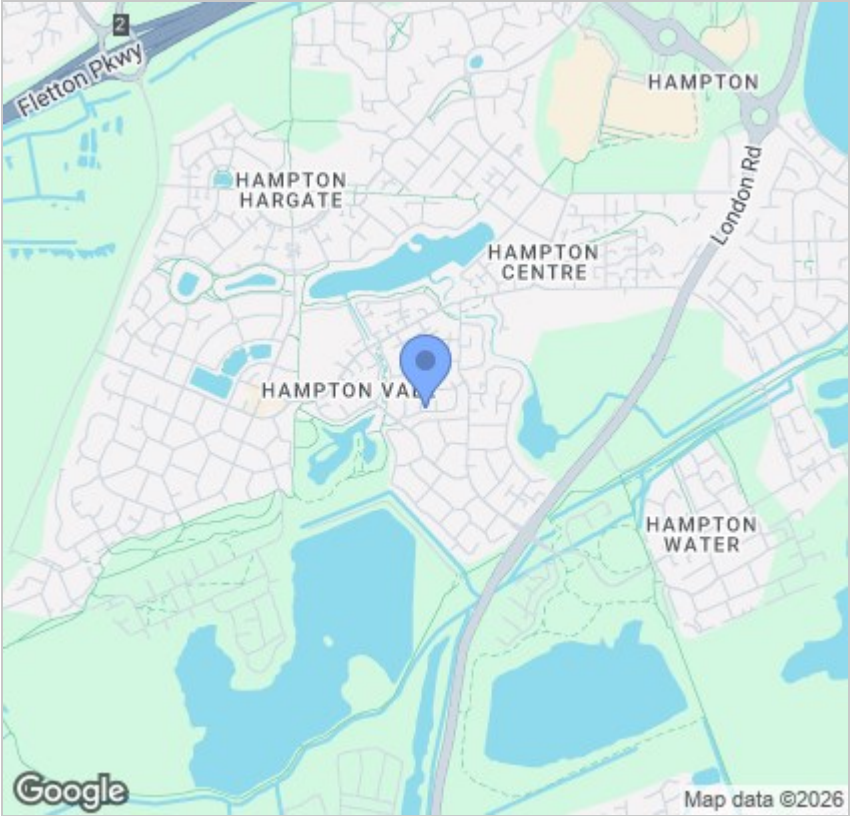
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

