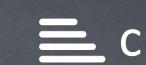




163 County Road

Hampton Vale PE7 8ET

Offers in the region of £475,000



163 County Road

Hampton Vale PE7 8ET

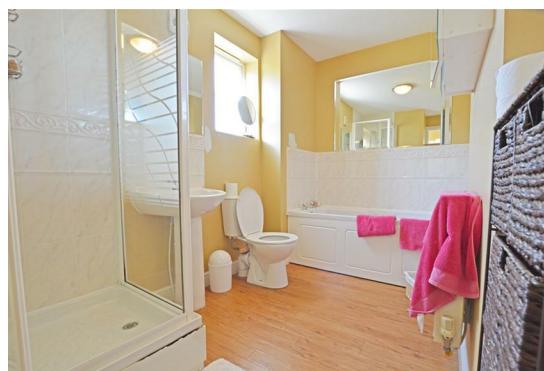
Don't miss out on this fantastic five bedroom family home on County Road. Boasting beautiful lake views.

Upon entering the property is a spacious entrance hall that leads through into a good sized lounge with double patio doors leading to the garden. The separate dining room is a great size that would also accommodate a good size table for entertaining. There is a cloakroom and utility room as well as a newly re-fitted kitchen that overlooks the garden.

On the first floor is the master bedroom with a walk through dressing area with an abundance of storage and wardrobe space. Through this is a generous size en-suite. On this floor there is also another double bedroom and a family bathroom.

On the second floor are three more bedrooms, bedroom two which has an en-suite. The property also benefits from a double garage, a well presented low maintenance garden as well as security cameras for extra peace of mind.

This property is offered with No Forwarding Chain.





Entrance Hall

Living Room
5.82m x 3.79m
19'1" x 12'5"

Dining Room
3.54m x 2.68m
11'7" x 8'9"

Ground Floor WC

Kitchen
3.55m x 3.18m
11'7" x 10'5"

Utility Room

Master Bedroom
3.79m x 3.58m
12'5" x 11'8"

Dressing Area

En Suite

Bedroom Four
3.55m max x 3.54m max
11'7" max x 11'7" max

Family Bathroom

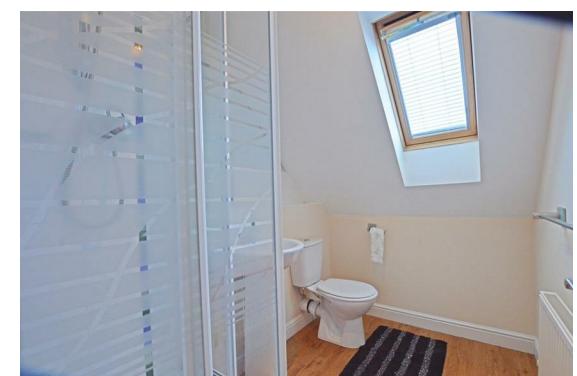
Bedroom Two
5.82m max x 3.63m
19'1" max x 11'10"

En Suite

Bedroom Three
3.86m x 3.46m
12'7" x 11'4"

Bedroom Five
4.85m x 2.25m
15'10" x 7'4"

Double Garage



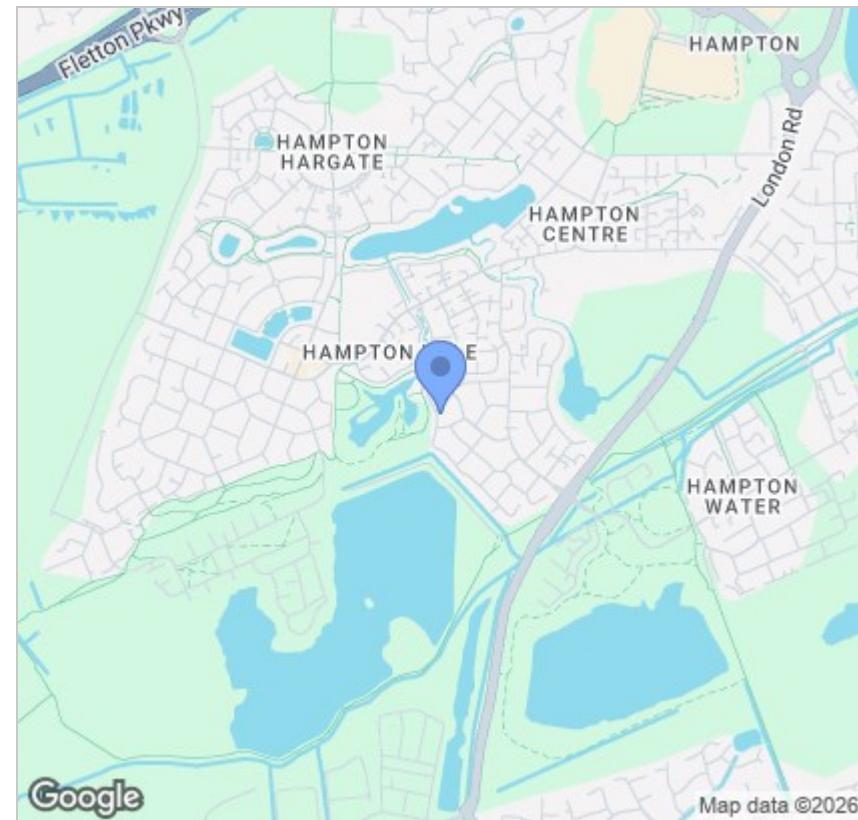
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	74	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.