



Willow Holt, Hampton Hargate Peterborough  
**£425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached House
- 4 Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- En-Suite to Bedroom 1
- Driveway

This property offers the perfect blend of modern design and comfortable living having undergone some improvements by the present owner.

The spacious downstairs accommodation is ideal for the growing family providing a warm and welcoming atmosphere, the stylish kitchen/breakfast room features built in appliances and ample storage and preparation space.

The cozy lounge is perfect for the family to relax in after a long day's work, the adjoining dining room is ideal for those formal family gatherings where you can then all move into the conservatory to relax and unwind in whilst admiring the views of the rear garden.





As we move upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 boasts built in wardrobes and an ensuite shower room, the additional bedrooms are just right for the children or even home office, depending on your needs and then a family bathroom.

The rear garden offers a lovely, serene environment for all the family to enjoy their outdoor activities together. With its extensive patio area it is ideal for outdoor entertainment. Parking, no problem, there is ample off-road parking on the double width driveway at the front for two cars.

Entrance Hall

Downstairs cloakroom

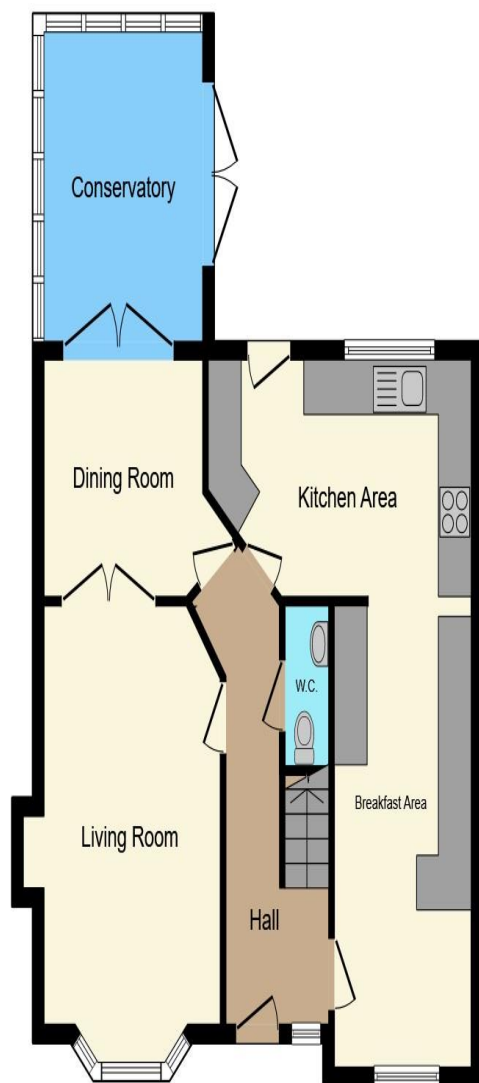
Lounge  
4.34m x 3.23m (14'03" x 10'07")

Dining room  
2.90m x 2.69m (9'06" x 8'10")

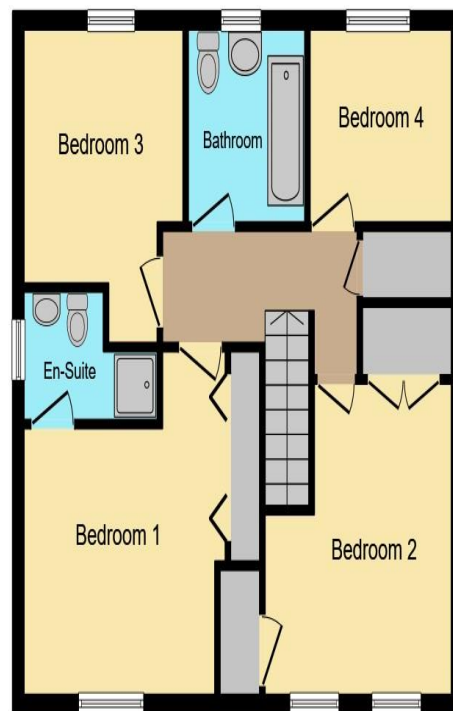
Conservatory  
3.33m x 2.74m (10'11" x 9'0")

Kitchen/Breakfast room  
7.64m x 4.78m max (25'09" x 15'08" max)





**Ground Floor**



**First Floor**

Total floor area 126.5 m<sup>2</sup> (1,361 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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First floor landing

Bedroom 1

4.09m x 3.43m ex wardrobe (13'05" x 11'03" ex wardrobe)

Ensuite shower room

Bedroom 2

3.70m x 3.66m ex wardrobe (12'02" x 12'0" ex wardrobe)

Bedroom 3

3.05m max x 2.82m (10'0" max x 9'03")

Bedroom 4

2.62m x 2.08m (8'07" x 6'10")

Refitted bathroom

Outside

The rear garden offers a lovely serene environment for all the family to enjoy their outdoor activities together. With its extensive patio area it is ideal for outdoor entertainment. Parking, no problem, there is ample off road parking on the double width driveway at the front

To view this property call Sharman Quinney on:  
**01733 346111**



# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

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