Firmin & Co.
Estate Agents

31 Leaf Avenue

Hampton Hargate PE7 8EF

Offers in the region of £325,000

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Hampton Hargate PE7 8EF

Brilliantly presented link detached house on Leaf Avenue, a popular part of Hampton Hargate.

This well proportioned property comprises of;

Ground Floor- entrance hall with understairs cupboard, w/c, kitchen/breakfast room with door to the side and door to the dining room, double doors to the conservatory and door to the lounge, conservatory and lounge have double doors to the garden.

First Floor- landing with airing cupboard, four bedrooms, en suite to bedroom one, fitted wardrobes to bedroom one and three, family bathroom.

Outside- tot he front of the property, enclosed with railings, a low maintenance garden and side access. To the rear of the property, an enclosed garden laid to artificial turf, rear gate to the single garage and parking.

This property has to be viewed to be appreciated and is within easy reach of local amenities and major transport links.

Tenure: Freehold
Council Tax Band: D

Ground Floor

Entrance Hall

W/C

Lounge
15'10" max x 11'1" max (4.84m max x 3.38m max)

Dining Room
12'9" x 9'2" (3.89m x 2.80m)

Kitchen/Breakfast Room
14'2" x 11'0" (4.33m x 3.36m)

Conservatory
9'7" x 8'10" (2.94m x 2.71m)

First Floor

Landing

Bedroom One
11'6" max x 11'1" max (3.53m max x 3.38m max)

En Suite

Bedroom Two
11'3" x 9'5" (3.43m x 2.89m)

Bedroom Three
10'9" max x 7'1" max (3.28m max x 2.17m max)

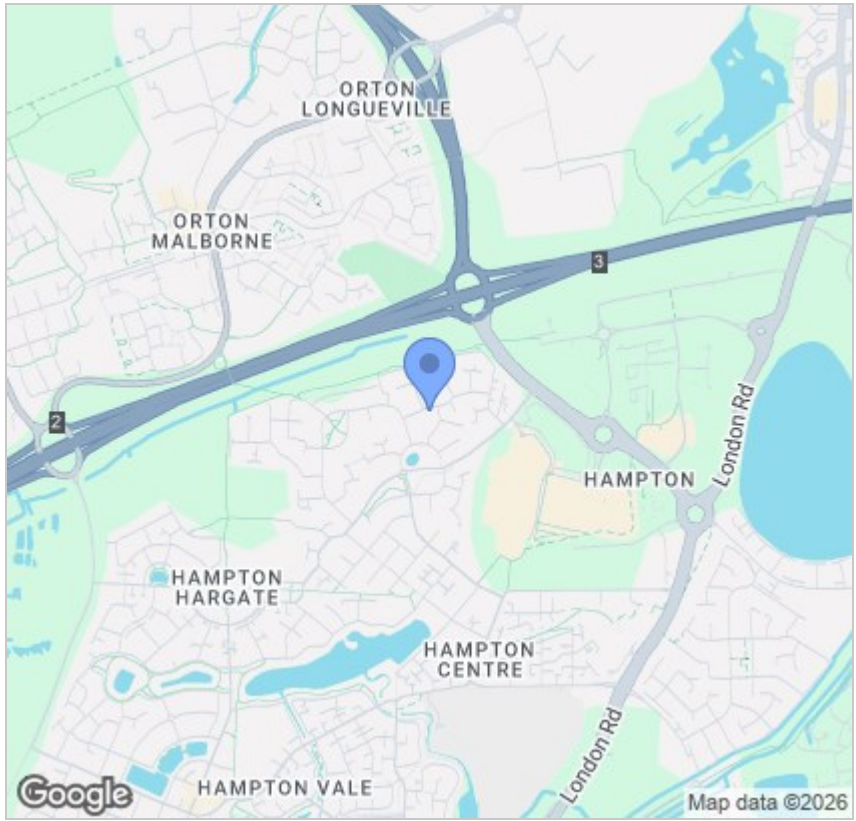
Bedroom Four
8'0" x 7'5" (2.45m x 2.27m)

Family Bathroom

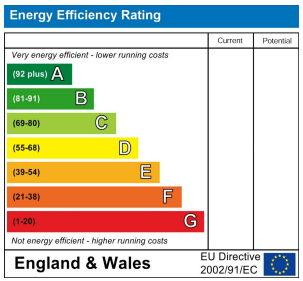
Floor Plan

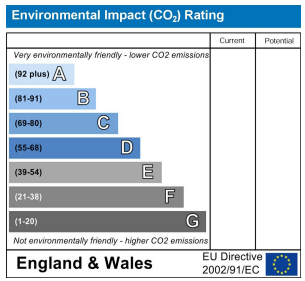
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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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