



 **NEWTON**

17 Ashville Road, Hampton Hargate, Peterborough, PE7 8HH

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- DETACHED FAMILY HOME OVERLOOKING GREENERY
- FOUR WELL-BALANCED BEDROOMS
- Spacious Lounge & Snug/Study
- Open Plan Kitchen Diner & Utility Room
- En-Suite, Bathroom & Downstairs WC
- UNDERFLOOR HEATING
- GARAGE, DRIVEWAY & GENEROUS GARDEN
- EPC Rating C
- Freehold

£375,000







This detached family home OVERLOOKS GREENERY to the front aspect and benefits from FOUR WELL-BALANCED BEDROOMS and TWO RECEPTION ROOMS, as well as UNDERFLOOR HEATING, a GARAGE and GENEROUS GARDEN to the rear. The well presented accommodation comprises of an entrance hall, downstairs WC, two reception rooms to include the lounge and snug/study, kitchen diner benefiting from a useful utility room, whilst upstairs the landing separates four bedrooms and a contemporary family bathroom, with the main bedroom benefiting from built-in wardrobes and an en-suite. Outside there is a generous garden offering gated access onto driveway parking and the garage to the rear.

Upon entering the home, the entrance hall separates the ground accommodation, starting with the two reception rooms to the front aspect, in the form of the snug/study, as well as the spacious lounge which boasts a gas fireplace, with both rooms also benefiting from an outlook of the greenery to the front of the home. Further down the entrance hall you will find the useful downstairs WC, which benefits from underfloor heating in addition to the entrance hall, kitchen diner and utility room. The expansive kitchen diner also benefits from built-in appliances such as a dishwasher, oven and hob, as well as space and plumbing for a fridge freezer and an array of work surface and cupboard storage, with the dining area offering ample space to dine and sliding door access onto patio seating overlooking the garden. The useful utility room is fitted with a second sink, space and plumbing for washing machine and tumble dryer to be installed, in addition to offering further work surface and cupboard storage. Upstairs the first floor landing separates four well-balanced bedrooms and family bathroom, with the main bedroom hosting built-in wardrobes and a contemporary en-suite shower room, whilst the remaining bedrooms are serviced by the family bathroom, which provides a further three-piece white suite with a shower over the bath.

Outside there is driveway parking to the rear leading to the garage, with rear gated access onto the generous garden, which offers lawn and patio seating, whilst to the front aspect the property overlooks greenery and provides potential for further on-street parking.







Entrance Hall

WC

Snug/Study 3.2m x 2.47m (10'6" x 8'1")

Lounge 4.98m x 3.15m (16'4" x 10'4")

Kitchen Diner 3m x 7.62m (9'10" x 25')



Utility Room 1.53m x 1.7m (5'0" x 5'7")

Landing

Bedroom One 2.97m x 4.07m (9'8" x 13'5")

En-Suite 1.76m x 2.5m (5'10" x 8'2")

Bedroom Two 3.57m x 2.61m (11'8" x 8'7")



Bedroom Three 3.27m x 2.44m (10'8" x 8'0")

Bedroom Four 2.63m x 2.41m (8'7" x 7'11")

Family Bathroom 2.36m x 1.65m (7'8" x 5'5")

Garage 5.50m x 2.38m (18'1" x 7'10")

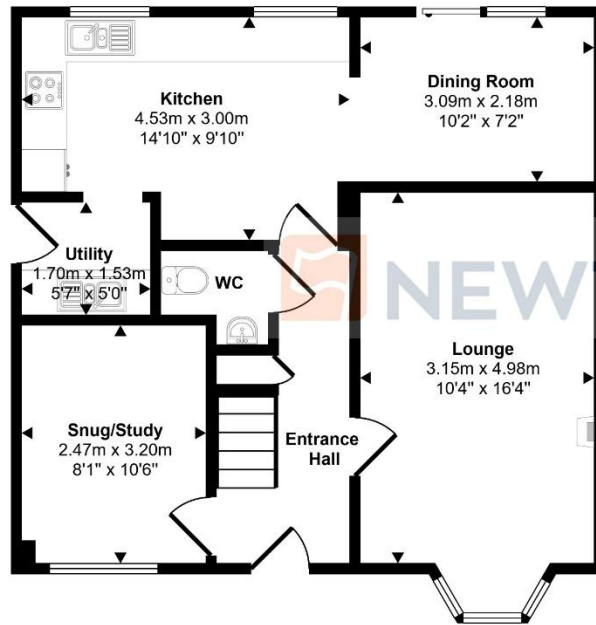




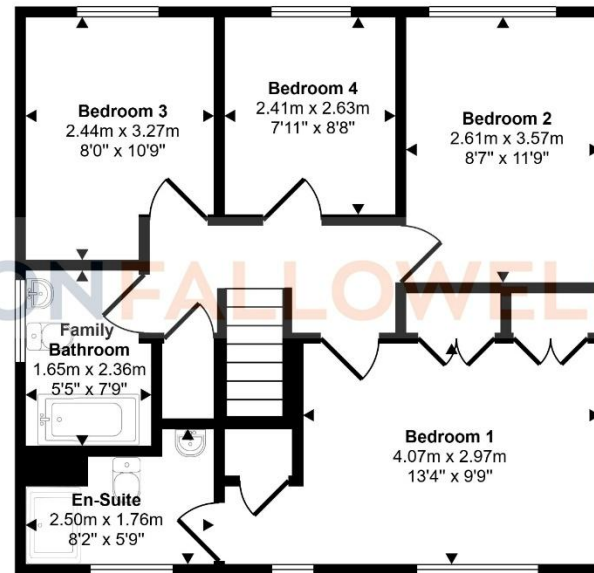




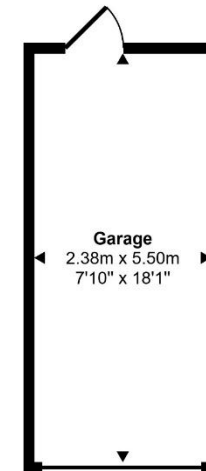
Approx Gross Internal Area  
128 sq m / 1374 sq ft



Ground Floor  
Approx 58 sq m / 620 sq ft



First Floor  
Approx 57 sq m / 613 sq ft



Garage  
Approx 13 sq m / 141 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



SCAN ME

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.