



5 Reedland Way
Hampton Vale PE7 8EZ

Offers in the region of £450,000



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Brilliantly presented and very well proportioned family home on Reedland Way, a popular road in Hampton Vale.

This detached property comprises of;

Ground Floor- entrance hall, office with bay window to the front, sitting room with bay window to the front, w/c, kitchen/dining room with double doors to the garden, utility room with door to the side.

First Floor- landing with Juliet balcony and airing cupboard, lounge with Juliet balcony to the front and window to the rear, bedroom three, bedroom four with a Juliet balcony to the front, family bathroom.

Second Floor- landing, bedroom one with walk through dressing room and a re-fitted en suite shower room, bedroom two again with a walk through dressing area and a re-fitted en suite.

Outside- lawned frontage with established tree's and bushes. To the rear of the property, a gated driveway leading to the detached double garage, side access, an enclosed garden mainly laid to lawn with tow patio area's.

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

Tenure: Freehold
Council Tax Band: E





Ground Floor

Entrance Hall

Office
8'2" x 8'1" (2.51m x 2.48m)

Sitting Room
10'3" x 10'2" (3.13m x 3.11m)

W/C

Kitchen/Dining Room
25'5" x 9'11" (7.76m x 3.03m)

Utility Room

First Floor

Landing

Lounge
24'4" x 10'5" (7.43m x 3.18m)

Bedroom Three
14'8" max x 8'8" max (4.49m max x 2.65m max)

Bedroom Four
8'11" x 8'4" (2.73m x 2.55m)

Family Bathroom

Second Floor

Landing

Bedroom One
13'5" x 12'0" (4.11m x 3.68m)

Dressing Room

En Suite Shower Room

Bedroom Two
11'11" x 10'4" (3.64m x 3.17m)

Dressing Area

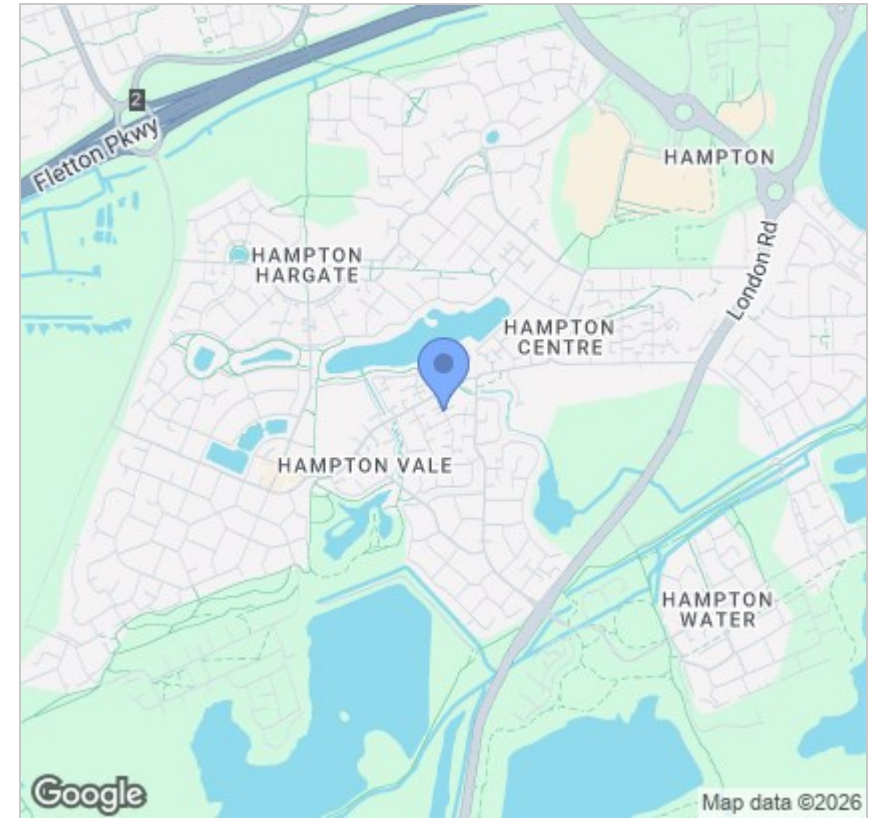
En Suite Shower Room



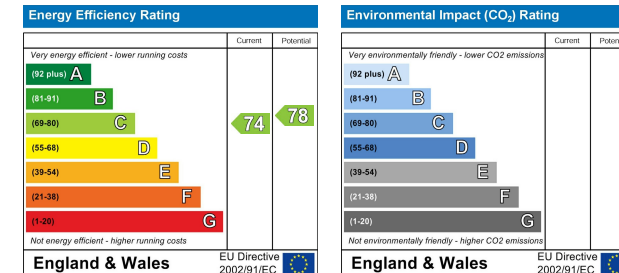
Floor Plan



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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