



Sorrel Close, Hampton Vale PETERBOROUGH
Offers in Region of £345,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Driveway
- EV Charging Point

The accommodation comprises of, entrance hall, downstairs cloakroom, lounge and separate dining room, kitchen/breakfast room and utility room.

On the first floor landing you'll find bedroom 1 which boasts the ensuite shower room, the additional bedrooms are perfect for the children and guests, family bathroom.

Outside the rear garden is lawned with decking area providing ample space for the family to enjoy their outdoor activities together. There is also an office (part of former garage) ideal for the hybrid worker, parking no problem, there is ample off-road parking for two cars on the driveway at the front. There is also an ev charge point.



Entrance Hall

Downstairs cloakroom

Lounge

5.26m x 3.30m (17'03" x 10'10")

Dining room

3.12m x 2.82m (10'03" x 9'03")

Kitchen/Breakfast room

5.0m max x 2.82m max (16'05" max x 9'03" max)
(narrows to 2.39m x (7'10"))

Utility room

2.62m x 1.24m (8'07" x 4'09")

First floor landing

Bedroom 1

4.24m x 3.38m inc wardrobe (13'11" x 11'01" inc
wardrobe)

Ensuite

Bedroom 2

3.35m max x 3.02m (11'0" max x 9'11" max)

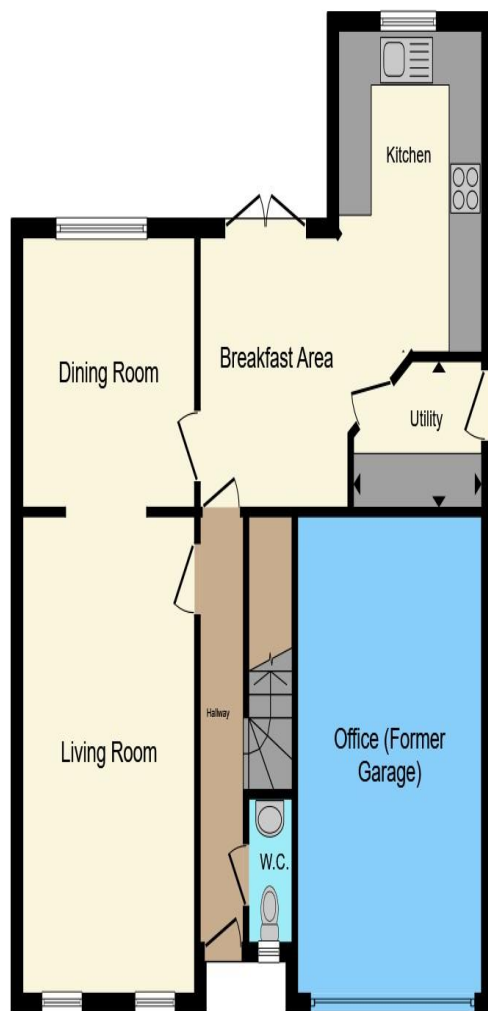
Bedroom 3

3.73m x 2.72m (12'03" x 8'11")

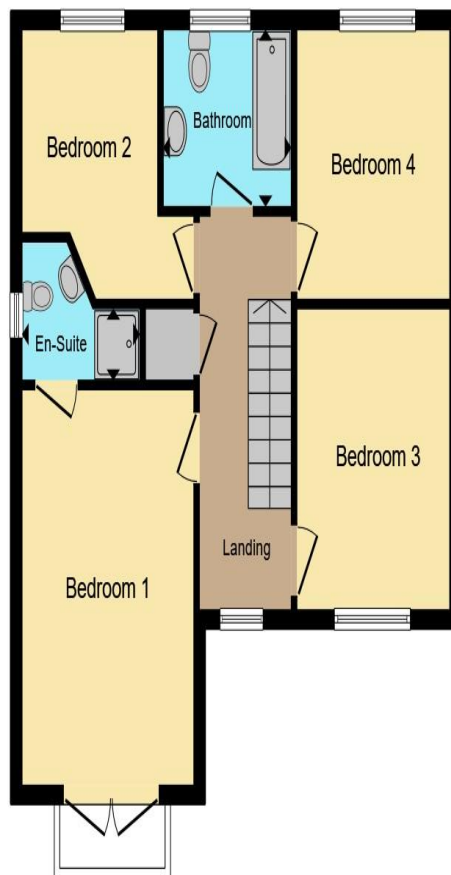
Bedroom 4

2.95m x 2.69m (9'08" x 8'10")





Ground Floor



First Floor

Total floor area 133.3 m² (1,435 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

**Sharman
Quinney**

Bathroom

Outside the rear garden is lawned with decking area providing ample space for the family to enjoy their outdoor activities together, office 5.11m x 2.46m (16'09" x 8'01") (part of former garage) is ideal for the hybrid worker, parking, there is ample off-road parking for two cars on the driveway to the front. There is also an ev charge point.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

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

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203763 - 0005

