



Sorrel Close, Hampton Vale PETERBOROUGH  
**Offers in Region of £355,000 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

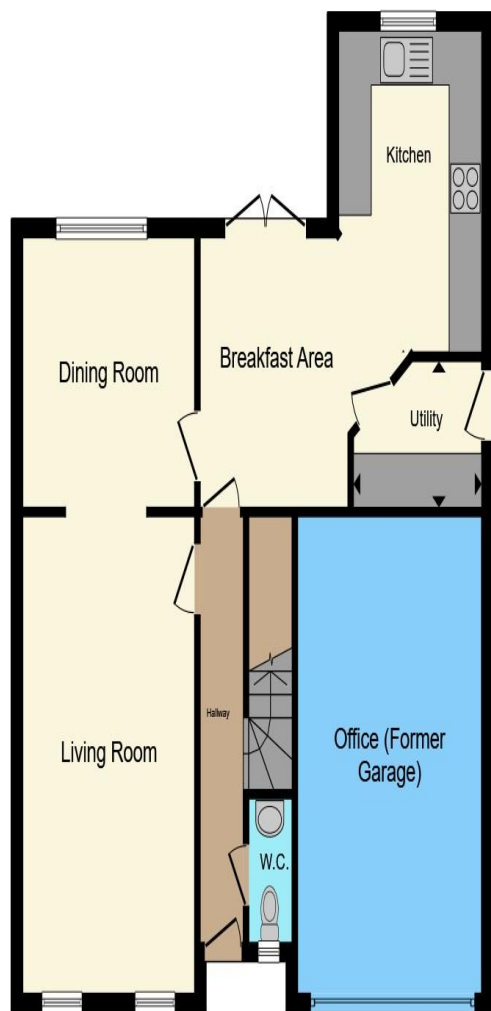
Bedroom 1  
4.24m x 3.38m inc wardrobe (13'11" x 11'01" inc  
wardrobe )

Ensuite

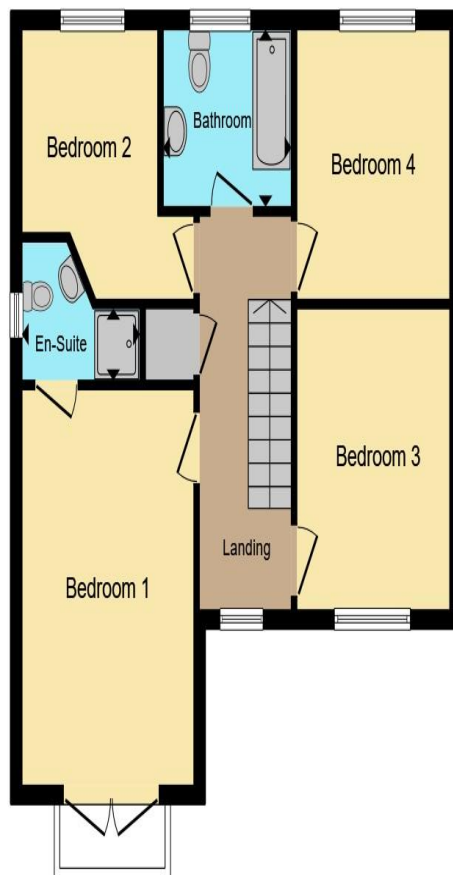
Bedroom 2  
3.35m max x 3.02m (11'0" max x 9'11" max)

Bedroom 3  
3.73m x 2.72m (12'03" x 8'11")





**Ground Floor**



**First Floor**

Total floor area 133.3 m<sup>2</sup> (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](http://www.propertybox.io)

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Bedroom 4  
2.95m x 2.69m ( 9'08" x 8'10" )

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.

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

# Selling your property?

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

 01733 346111

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