



West Lake Avenue, Hampton Vale Peterborough
Offers in Region of £435,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- 4 Bedrooms
- Seperate Dining Room
- Kitchen/Breakfast Room
- En-Suite to Bedroom 1
- Off Road Parking for Up to 2 Cars
- Close to Local Amenities

The spacious accommodation comprises, main entrance hall, downstairs cloakroom, relaxing dual aspect lounge, a separate dining room perfect for holding formal family gatherings, kitchen breakfast room with integrated appliances, breakfast bar making it perfect for enjoying your morning coffee before the day starts, utility room. Family room which offers flexibility for games room or possibly annexe.

As we step upstairs, you'll find the four well-proportioned bedrooms, bedroom 1 boasts built in wardrobes and a refitted ensuite shower room, the additional bedrooms are just right for the children, guests or even home office, depending on your personal needs, family bathroom.



Outside the rear garden offers a lovely environment for the family to enjoy their summer barbecues together and outdoor activities.

Accessed via the shared drive there is a double width driveway at the rear providing ample off-road parking for two cars and there is also access to a store which was part of the original garage.

Located in the popular area of Hampton Vale and within easy reach of local schools, Serpentine Green shopping centre, lakeland walks and important transport links, this property has you covered.

Entrance hall

Downstairs cloakroom

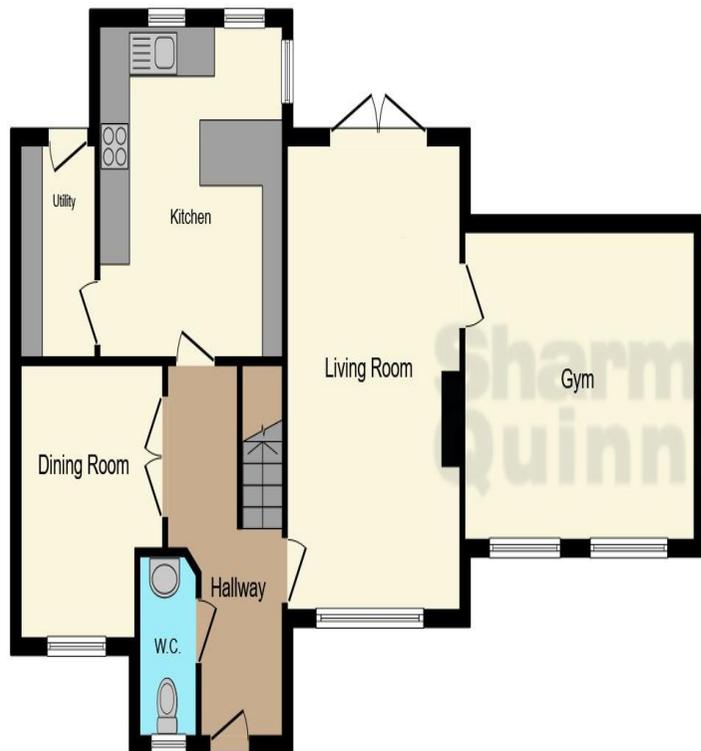
Lounge
5.77m x 3.43m (18'11" x 11'03")

Separate dining room
3.28 x 2.87m (10'09" x 9'05")

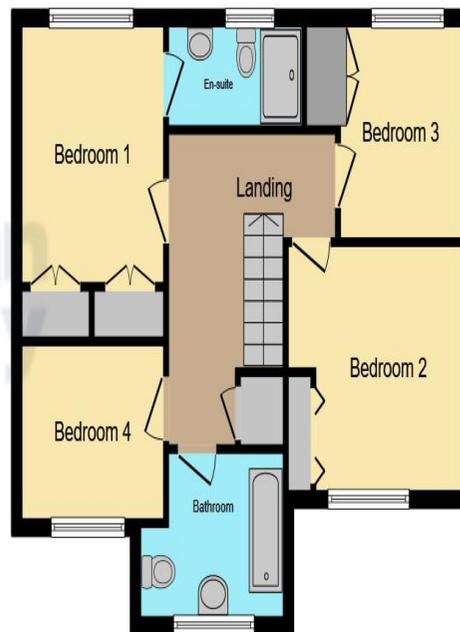
Family room
3.63m x 4.75m (11'11" x 15'07") part of former garage

Kitchen/Breakfast room
3.78m x 3.51m (12'05" x 11'06")





Ground Floor



First Floor

Utility Room
2.31m x 1.73m (7'07" x 5'08")

First floor landing

Bedroom 1
3.28m x 3.07m ex wardrobe (10'09" x 10'01" ex wardrobe)

Refitted Ensuite

Bedroom 2
3.51m inc wardrobe x 2.95m (11'06" inc wardrobe x 9'08")

Bedroom 3
2.77m x 2.49m inc wardrobe (9'01" x 8'02" inc wardrobe)

Bedroom 4
3.28m x 2.03m (10'09" x 6'08")

Bathroom

Outside the rear garden offers a lovely environment for the family to enjoy their summer barbecues together and outdoor activities. Accessed via the shared drive there is a double width driveway at the rear providing ample off-road parking for two cars and there is also access to a store 4.95m x 1.52m (16'03" x 5'0") which was part of the original garage.

To view this property call Sharman Quinney on:
01733 346111

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.focalagent.com

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