



25 Coriander Drive, Hampton Vale

In Excess of £275,000

 **NEWTON FALLOWELL**

25 Coriander Drive

Hampton Vale, Peterborough

This detached home offers THREE BEDROOMS as well as an EN-SUITE, FAMILY BATHROOM and WC with a GARAGE and DRIVEWAY PARKING whilst being situated nearby local amenities, bus routes and schools. The accommodation comprises of an entrance hall which grants access to the useful downstairs WC, spacious lounge that can be found to the front of the home, kitchen diner which boasts built-in appliances such as a fridge freezer, oven, hob, dishwasher and microwave as well as offering ample storage space and work surfaces with a breakfast bar and dining area accompanied by patio doors leading to the rear garden, whilst upstairs the landing separates three bedrooms, with the main bedroom benefiting from an en-suite, as well as the contemporary family bathroom boasting a three-piece white suite with a shower over the bath.

Outside the property hosts an enclosed rear garden with patio seating space, gravel walkways and lawn space with a personnel door granted access to the garage, the garage offers internal electrics throughout as well as leading onto the driveway situated to the side aspect.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

WC

Kitchen Diner

9' 3" x 18' 7" (2.82m x 5.67m)

Lounge

15' 7" x 10' 0" (4.76m x 3.06m)

Landing

Bedroom One

11' 6" x 10' 1" (3.51m x 3.08m)

En-Suite

Bedroom Two

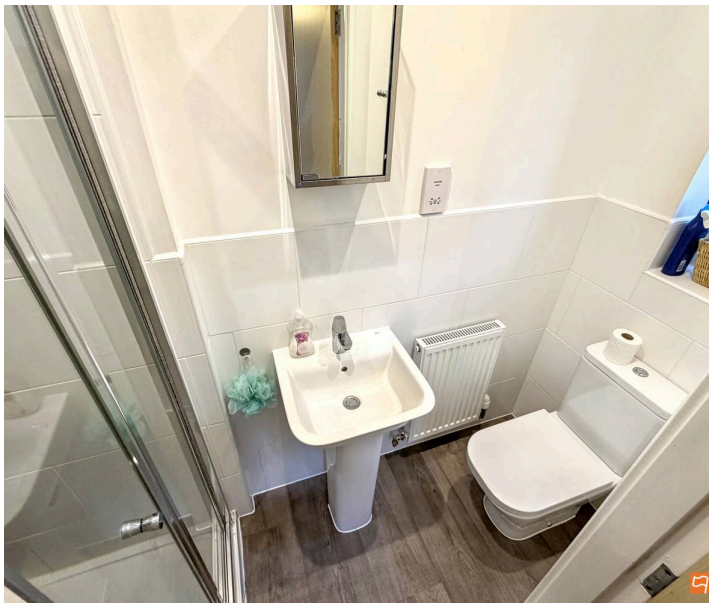
8' 10" x 10' 2" (2.70m x 3.11m)

Bedroom Three

9' 4" x 8' 3" (2.84m x 2.51m)

Garage

17' 4" x 9' 0" (5.28m x 2.75m)





Newton Fallowell - Peterborough

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