



163 County Road

Hampton Vale PE7 8ET

Offers in the region of £475,000

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Don't miss out on this fantastic five bedroom family home on County Road. Boasting beautiful lake views this property will not be around for long.

Upon entering the property is a spacious entrance hall that leads through into a good sized lounge with double patio doors leading to the garden. The separate dining room is a great size that would also accommodate a good size table for entertaining. There is a cloakroom and utility room as well as a newly re-fitted kitchen that overlooks the garden.

On the first floor is the master bedroom with a walk through dressing area with an abundance of storage and wardrobe space. Through this is a generous size en-suite. On this floor there is also another double bedroom and a family bathroom.

On the second floor are three more bedrooms, bedroom two which has an en-suite. The property also benefits from a double garage, a well presented low maintenance garden as well as security cameras for extra peace of mind.





Entrance Hall

Living Room
5.82m x 3.79m
19'1" x 12'5"

Dining Room
3.54m x 2.68m
11'7" x 8'9"

Ground Floor WC

Kitchen
3.55m x 3.18m
11'7" x 10'5"

Utility Room

Master Bedroom
3.79m x 3.58m
12'5" x 11'8"

Dressing Area

En Suite

Bedroom Four
3.55m max x 3.54m max
11'7" max x 11'7" max

Family Bathroom

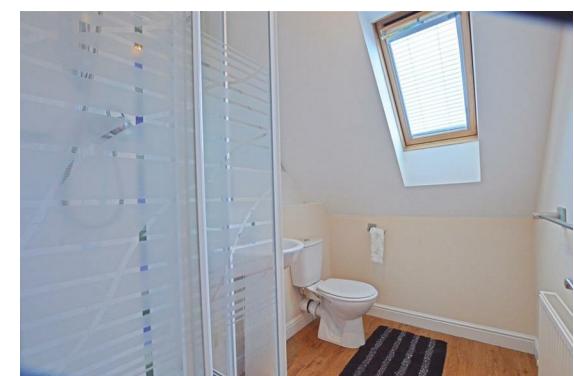
Bedroom Two
5.82m max x 3.63m
19'1" max x 11'10"

En Suite

Bedroom Three
3.86m x 3.46m
12'7" x 11'4"

Bedroom Five
4.85m x 2.25m
15'10" x 7'4"

Double Garage



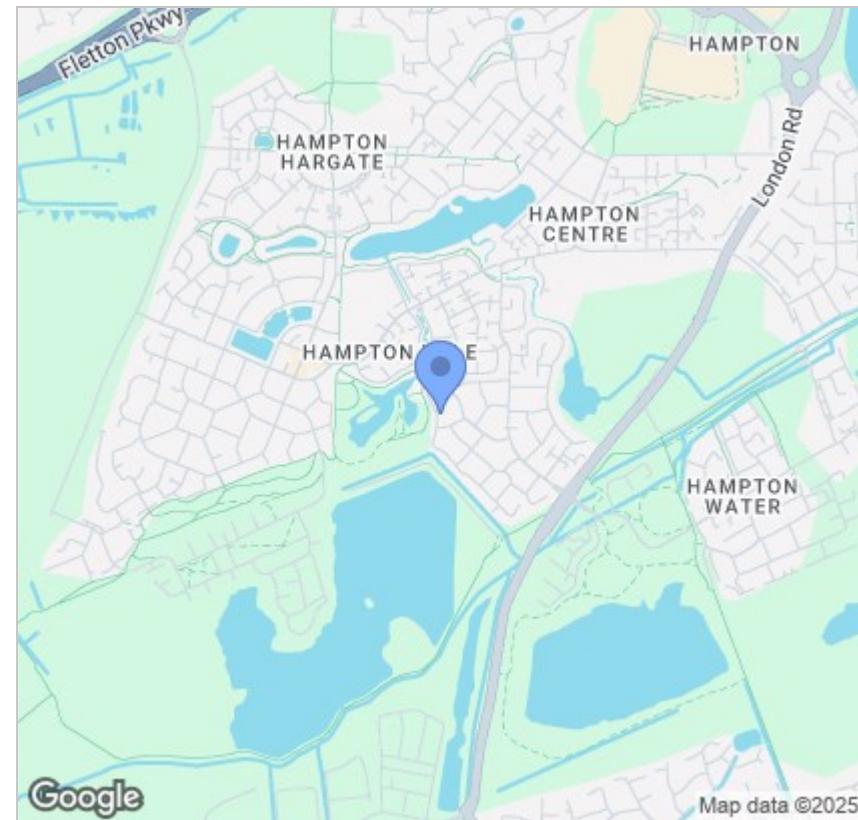
Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	74	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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