

wilson&co™



Exceptional Home

Double Garage

Three Bathrooms

Show Home Presentation

Three Reception Rooms

Five Bedrooms



Farrow Avenue
Peterborough, PE7 8HT

£350,000

Step inside this immaculately presented, five-bedroom detached family home in the popular location of Hampton Vale.

Situated close to local amenities as well as Serpentine Green, this beautiful home is perfect for a growing or settled family.

Upon entrance and into the hallway, the flooring is smart and classy giving an instant, warming feel to the property. To the left is the study/office and to the right is the dining room which is laid with a neutral carpet.

As you enter this home further, there is a WC housed underneath the staircase and then doors leading off to both the kitchen and the lounge. The lounge is warm and bright, laid with a neutral carpet and has French doors which lead out into the rear garden.

The kitchen diner is extremely well presented and benefits from a integrated dishwasher, double oven and hob. The units are contemporary in style and compliment the look of the kitchen extremely well. Furthermore, there is a second set of French doors leading out into the rear garden and it also leads through into the utility room, which has plenty of space and a sink. The kitchen is laid with tiles and benefits from spotlights, which enhance the appearance of this beautiful kitchen.

On the first floor there are three bedrooms, all of which are double rooms. Bedrooms two and three are rear facing, laid with carpet and are both bright and airy rooms. The master bedroom is front facing and includes integrated wardrobes. It's a fantastic room with plenty of space and benefits from an en-suite. The en-suite has contemporary sanitaryware and benefits from a double shower cubicle, toilet and hand basin.

The family bathroom is again presented in excellent condition and contains a second shower cubicle, bath, toilet and hand basin.

The top floor has two more bedrooms, both of which are double rooms. They are split between a third bathroom, which contains a further shower cubicle, toilet and hand basin.

This home has a real family feel to it and will undoubtedly be popular. It offers excellent living conditions on all levels and must be viewed to be appreciated.

Outside, the rear garden is well presented and enclosed. There is a patio area and a larger area laid with grass. There is a double garage which is in a secure, gated block of garages, it contains power. Rear access to the property is achieved directly from the garages.

If you would like to view this property, please call the office to arrange your viewing.

Parking Arrangements: Double Garage

EPC Rating: B

Council Tax Band: E

Vendors Position: Buying On

Heating: Gas Central Heating

Windows: UPVC Double Glazed

Measurements:

Kitchen (max): 4.76m x 4.33m (15'7" x 14'2")

Lounge: 4.99m x 3.47m (16'4" x 11'4")

Dining Room: 2.65m x 3.47m (8'8" x 11'4")

Study: 2.23m x 2.12m (7'4" x 7'1")

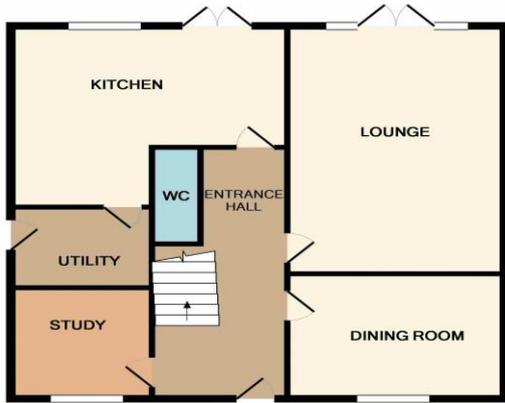
Master Bedroom (max): 5.68m x 4.83m (18'6" x 15'8")

Bedroom Two (max): 3.52m x 2.88m (11'5" x 9'4")

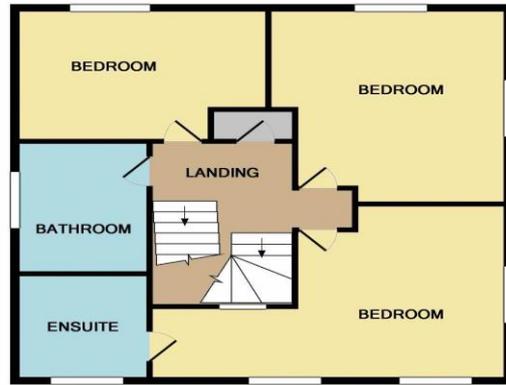
Bedroom Three (max): 3.76m x 2.53m (12'3" x 8'3")

Bedroom Four (max): 3.57m x 4.71m (11'7" x 15'4")

Bedroom Five (max): 2.26m x 4.71m (7'4" x 15'4")

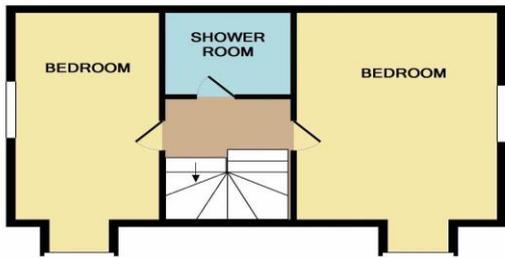


GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

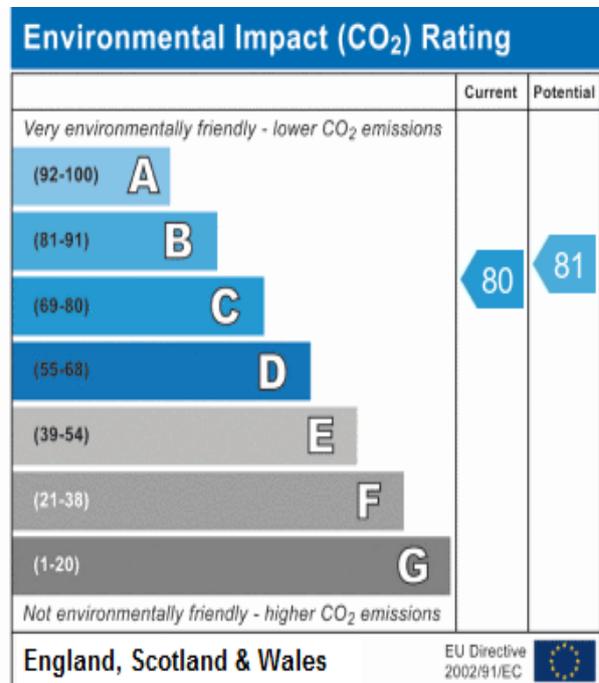
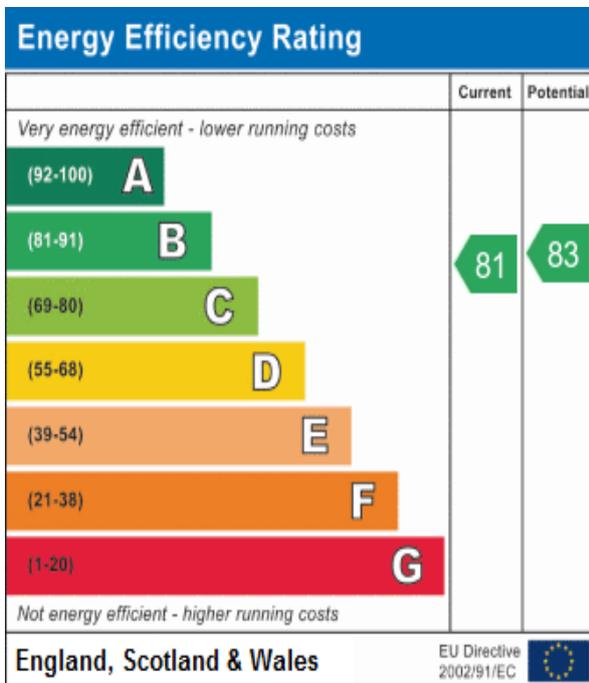


1ST FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1618 SQ.FT. (150.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3RD FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.