

For Sale
4 Bedrooms Detached
Tilgate Road, Hampton Water, PE7 8QT

Modern built by Bovis in the chestnut design, this detached family home situated in sought after location in Hampton Water, some of the fixtures and fitting have been upgraded the property. Fitted kitchen and bathroom to a very high standards, utility room, four bedrooms, En-Suite shower to master, family bathroom with Mode Tate double ended round bath. Enclosed rear garden, ample garden to the front. Single garage and tandem length driveway. Virtual tour can be viewed on our website www.homesabout.co.uk

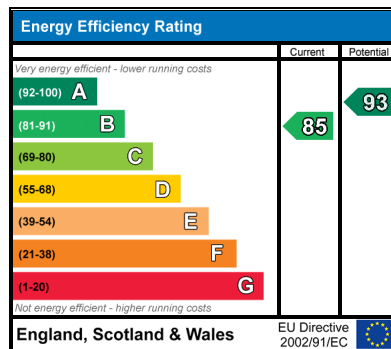
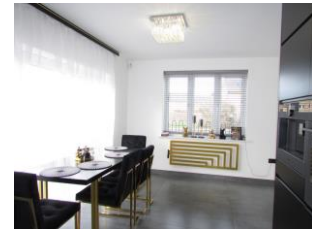


Double Glazed * Fitted Kitchen * Guest Cloakroom * Off-street
Parking * Front Garden * Gas Central Heating * Enclosed Garden *
Single Garage * Ensuite Bathroom

Asking price of £415,000 freehold

Tilgate Road, Hampton Water, PE7 8QT

Entrance hall	Smooth ceiling. Smoke detector. Wall mounted radiator. Tiled flooring.
Cloakroom	Two-piece suite consist of boxed chain WC and vanity unit. Wall mounted radiator. Tiled splashbacks. Extractor fan.
Lounge	16'2" x 11'1" (4.93m x 3.38m) Bay window to side. Laminate flooring. Television point (ideal for wall mounted) Space for fireplace.
Study	11'1" x 6'0" (3.38m x 1.83m) Smooth ceiling. Laminate flooring. Window to side. Built-in bookcase. Wall mounted radiator.
Kitchen diner	22'5" x 11'8" (6.83m x 3.56m) Wall and base units in grey units, integral fridge and separate freezer, built-in coffee maker. Deep drainer in butler style with mixer tap over. Halogen hob. extractor fan over. Double oven. Door to:
Utility	Space for washing machine, vent for tumble dryer, sink with mixer tap over. Door to side.
Landing	Smooth ceiling. Access to loft space. Built-in cupboard.
Master bedroom	10'6" x 9'6" (3.20m x 2.90m) Smooth ceiling. Window to front. Single radiator. Television point. Built-in wardrobe.
Shower En-suite	Fitted three-piece suite consist of double shower cubicle, wash hand basin and closed coupled WC. Tiled walls. Window to side.
Bedroom two	11'2" x 11'1" (3.40m x 3.38m) Smooth ceiling. Window to side. Single radiator.
Bedroom three	11'2" x 7'6" (3.40m x 2.29m) Smooth ceiling. Window to side. Single radiator. 11
Bedroom four	10'6" x 7'7" (3.20m x 2.31m) Smooth ceiling. Window to front. Single radiator.
Bathroom	Fitted three-piece suite consist of Mode Tate double ended round bath with shower over, boxed chain WC. Tiled flooring. halfway tiled walls. Window to rear. Heated towel rail.
Outside	
Rear garden	Enclosed by fence, mainly laid to lawn. Raised decking. Side planters.
Front garden	Mainly gravelled, iron railing to front and side.
Driveway and garage	



VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD
 OPENING HOURS: 9.00 to 17:30 Mon to Fri 9:00 to 13:30 Saturdays Closed Sundays & Bank Holidays

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Homesabout Estate Agents & Lettings Ltd
 Suite 8, Thorpe Wood Business Park, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6SR
 Tel: 01733 558800 F: 01733 553328
 Web: www.homesabout.co.uk Email: sales@homesabout.co.uk

