



## 8 Oakthorpe Hampton Centre Peterborough PE7 8PJ

Guide price £375,000



\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\* Located in a private quiet cul de sac, and not overlooked, near Hampton Centre, is this well presented detached family home. The property benefits from open views to the rear, surrounded by greenery and versatile living accommodation, 131 sqm (1410.072 sq ft) over five floors across split levels. Accommodation comprises four bedrooms, refitted en suite to master bedroom, refitted kitchen diner with integrated appliances and refitted four piece family bathroom. The property has the added benefit of a boarded loft area with light, shelving and power. Outside is an established landscaped garden with power electric and paved seating areas. A driveway provides off road parking to the side for three vehicles.



## Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining Room 5.62m (18'5") x 3.25m (10'8")

Lower Ground Floor

Living Room 5.30m (17'5") x 3.91m (12'10")

First Floor Landing

Bedroom 2 3.92m (12'10") x 2.95m (9'8")

Family Bathroom

Second Floor Landing

Bedroom 4 2.65m (8'8") x 2.07m (6'9")

Master Bedroom 3.77 x 3.10 (12'4" x 10'2")

En-suite shower room

Third floor landing

Bedroom 3 5.30m (17'5") x 3.91m (12'10") max \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

