



7 Malus Close Hampton Hargate Peterborough PE7 8DU

Guide price £375,000



Offered for sale with NO FORWARD CHAIN is this detached family home with open field views to front. Accommodation comprises modern kitchen breakfast room, lounge, separate dining room, garage converted to study and utility, four bedrooms, en suite to master, family bathroom, enclosed garden to rear with large decking area and summerhouse.



Entrance Hall

Window to front, wooden laminate flooring, coving to textured ceiling, stairs to first floor, door to:

Study 2.44m (8') x 2.06m (6'9")

Window to front, radiator, wooden laminate flooring, door to:

Utility 2.84m (9'4") x 2.44m (8')

Fitted with a matching range of base and eye level units, space for fridge/freezer, tiled flooring, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator.

Living Room 4.37m (14'4") x 3.26m (10'8")

Bay window to front, feature open fireplace set in Adam style surround, wooden laminate flooring, TV point, coving to textured ceiling, double door to dining room.

Kitchen/Breakfast Room 4.88m (16') x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for automatic washing machine, space for tumble dryer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, tiled flooring, door to rear garden.

Dining Room 3.26m (10'8") x 2.95m (9'8")

Two windows to rear, radiator, wooden laminate flooring, coving to textured ceiling, double doors to rear garden.

First Floor Landing

Fitted carpet, loft hatch, door to storage cupboard, door to:

Bedroom 4 2.76m (9'1") x 2.14m (7')

Window to rear, radiator, wooden laminate flooring, textured ceiling.

Bedroom 2 3.74m (12'3") x 3.73m (12'3")

Window to front, radiator, wooden laminate flooring, textured ceiling, double door to Storage cupboard, built-in double wardrobes with hanging rails and shelving.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator, vinyl flooring.

Bedroom 3 2.87m (9'5") x 2.74m (9')

Window to rear, radiator, wooden laminate flooring, textured ceiling.

Bedroom 1 2.95m (9'8") x 2.00m (6'7")

Window to front, radiator, wooden laminate flooring, textured ceiling, double door, double door to Storage cupboard, two built-in double wardrobes with hanging rails and shelving, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower cubicle, vanity wash hand basin and low-level WC tiled surround, window to side.

OUTSIDE:

Enclosed by wooden panelled fence, sun patio with seating, timber and decking, mainly laid to lawn, timber garden shed, wooden summerhouse and gated side access to front.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

