



FITZJOHN
SALES & LETTINGS

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9 Keeper Hill Drive Hampton Heights Peterborough PE7 8SY

£280,000

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Located on the sought after development of Hampton Heights is this modern semi detached four bedroom home. The property offers versatile living accommodation over three floors, comprising kitchen diner, downstairs cloakroom and living room. To the first floor is the master bedroom with en suite and family bathroom. On the second floor is bedroom two with en suite and bedroom four. Outside is an enclosed garden to the rear and a driveway to the side provides off road parking for two vehicles with an electric charger point.



Entrance Hall 4.65m (15'3") x 1.15m (3'9") Radiator, karndean flooring, stairs to first floor, door to:

Living Room 4.50m (14'9") x 3.56m (11'8") Radiator, karndean flooring, TV point, double door to rear garden.

Cloakroom Window to front, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, tiled splashbacks.

Kitchen/Diner 4.65m (15'3") x 2.34m (7'8") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, built-in eye level electric fan assisted oven, built-in four ring electric hob with extractor hood over, window to front, radiator.

First Floor Landing Fitted carpet, stairs, door to:

Bedroom 1 3.84m (12'7") x 2.99m (9'10") max Window to rear, two built-in wardrobes with hanging rails and shelving, radiator, fitted carpet, TV point.

En-suite Shower Room 1.72m (5'8") x 1.19m (3'11") Storage cupboard, fitted with three piece suite with comprising, double shower cubicle, pedestal wash hand basin and low-level WC tiled surround, window to side, vinyl flooring.

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

Bedroom 3 3.30m (10'10") x 2.24m (7'4") Window to front, radiator, fitted carpet.

Second Floor Landing Fitted carpet, door to:

Bedroom 4 2.43m (8') x 1.83m (6') Window to rear, radiator, fitted carpet.

Bedroom 2 3.36m (11') x 3.31m (10'10") Window to front, radiator, fitted carpet.

En-suite 2.71m (8'11") x 1.97m (6'5") Fitted with three piece suite with comprising, pedestal wash hand basin, double shower cubicle and low-level WC, tiled surround, window to rear, radiator, vinyl flooring.

Outside:
Enclosed garden to rear with brick wall and wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with flower and shrub borders. Driveway to side providing off road parking for two vehicles with electric charging point.

*** 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

