



**FITZJOHN**  
SALES & LETTINGS

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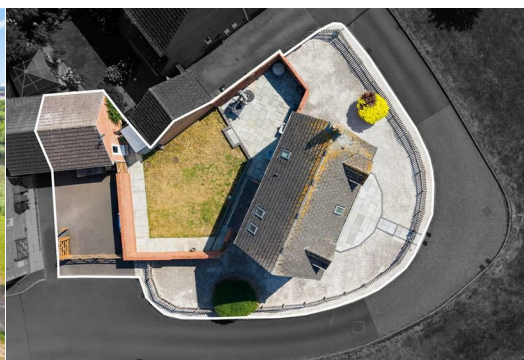


## 171 County Road Hampton Vale Peterborough PE7 8ET

Guide price £550,000



\*\*\* GUIDE PRICE £550,000 - £565,000 \*\*\* NO CHAIN \*\*\* Positioned on an enviable plot is this impressive detached family home, well presented throughout and located in the sought after area of Hampton Vale. With an open outlook to the front this property offers versatile living accommodation over three floors. Accommodation comprises five bedrooms, refitted kitchen and utility room, dressing room and refitted en suite to master bedroom, guest bedroom with en suite and four piece family bathroom. Outside is an established private landscaped garden, enclosed by brick walling with patio seating area ideal for entertaining. A double garage to the rear also benefits from double width driveway providing extensive off road parking with gated access.



Entrance Hall

Dining Room 3.53m (11'7) x 2.69m (8'10)

Living Room 3.76m (12'4) x 5.74m (18'10)

Kitchen 3.51m (11'6) x 3.20m (10'6)

Utility 1.90m (6'3) x 1.83m (6'0)

First Floor Landing

Bedroom One 3.78m (12'5) x 3.53m (11'7)

Dressing Room 1.70m (5'7) x 2.13m (7'0)

En Suite 11'3 x 7'1

Bedroom Three 3.53m (11'7) x 2.74m (9'0)

Family Bathroom 2.18m (7'2) x 2.59m (8'6)

Second Floor Landing

Bedroom Two 3.61m (11'10) x 5.79m (19'0)

En Suite 1.75m (5'9) x 2.26m (7'5)

Bedroom Five 4.85m (15'11) x 2.21m (7'3)

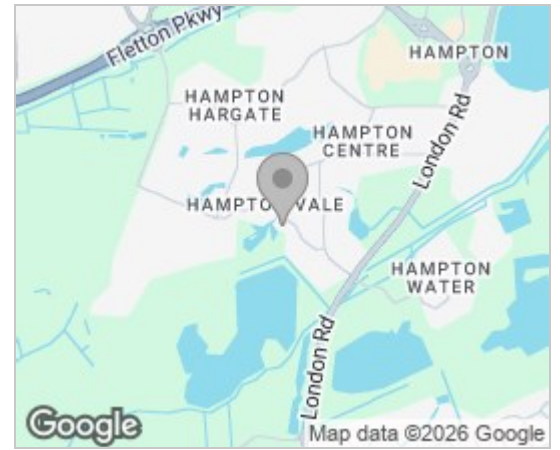
Bedroom Four 3.86m (12'8) x 3.45m (11'4)

Outside:

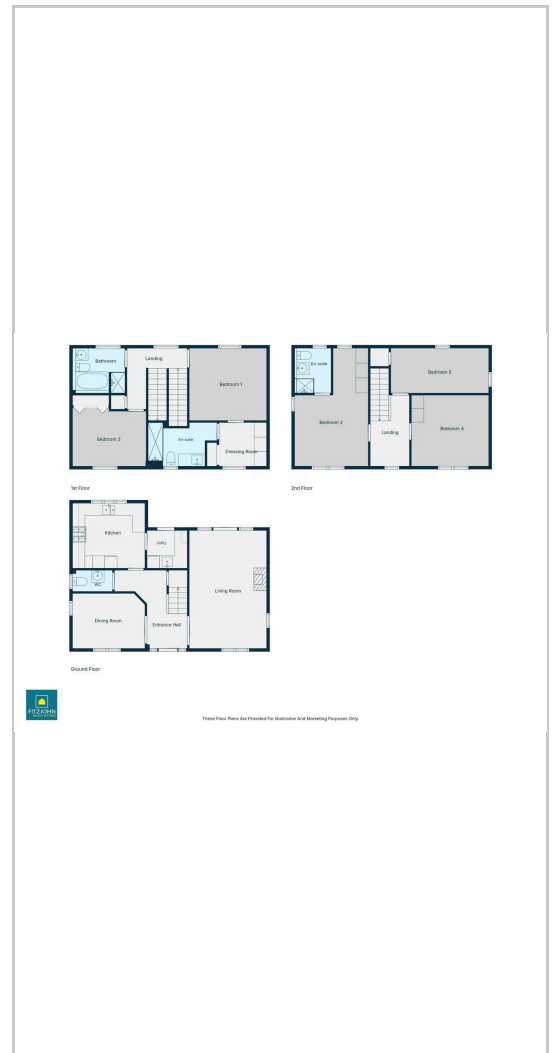
Enclosed garden to rear with brick walling, laid to lawn and paved sun patio with seating area. Courtesy door to double garage. Double width driveway providing off road parking.

\*\*\* 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

