



## Barnsdale Drive, Hampton Gardens PETERBOROUGH

**Price: Freehold £350,000**

- modern detached house
- four bedrooms
- en-suite shower room
- kitchen/diner
- cloakroom
- utility room
- garage
- enclosed rear garden

EPC Rating: B



Part glazed door to:

#### Entrance Hall

Radiator, laminate flooring, stairs to first floor landing, door to:

Lounge 4.75m x 3.38m (15'5"max x 12'1"max)

Laminate flooring, radiator, TV point, Pvcu double glazed window to front, double doors to:

Kitchen/Diner 5.56m x 3.10m (18' 3" x 10' 2")

Fitted with a matching range of base and eye level units, cupboards and drawers, worktop space with a stainless steel 1 ¼ single drainer sink unit, mixer tap, built-in four ring gas hob, electric oven, extractor over, wall in under stairs storage cupboard, radiator, laminate flooring, Pvcu double glazed window to rear, Pvcu double glazed French doors giving access to the rear garden, door to:

Utility Room 7' x 5' 2" ( 2.13m x 1.57m )

Pvcu double glazed door to side, space for fridge freezer, work top, plumbing for washing machine, wall mounted heating boiler, laminate flooring, door to:

#### Downstairs Cloakroom

Two piece white suite comprising low level WC, wash hand basin, tile splash backs, laminate flooring, Pvcu double glazed window to rear.

#### First Floor Landing

Loft access, built-in airing cupboard, doors to:

Bedroom 1 4.37m x 4.04m (14'4"max x 13'3"max)  
irregular shaped room, including recess

Radiator, built-in over stairs wardrobe, door to:

#### En-Suite

Three piece white suite comprising of tiled shower cubicle, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, Pvcu double glazed window to side:

Bedroom 2 3.71m x 2.82m (12'2" x 9'3")

Radiator, laminate flooring, Pvcu double glazed window to front:

Bedroom 3 2.90m x 2.82m (9'6" x 9'3")

Radiator. Laminate flooring, Pvcu double glazed window to rear;

Bedroom 4 2.90m x 2.18m (9'6"x 7'2")

Radiator, Pvcu double glazed window to rear:

#### Family Bathroom

Three piece white suite comprising of Panelled bath, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, Pvcu double glazed window to rear.

#### Outside

Set back from main road, frontage open plan, laid mainly to lawn with various shrubs, double width driveway providing off road parking and leads to the single garage with a metal up and over door, light and power connected. Rear garden enclosed laid mainly to lawn, paved patio seating area, feature raised wooden decking providing extra seating area, wooden garden shed, side gated access.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.

Ref: HAM202531 - 0004

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**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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