



Hurfords

11 Holly Walk, Hampton Hargate, Peterborough Freehold OIEO £400,000

# Key Features



- Four-bedroom detached family home
- Ideally situated in Hampton, overlooking green space to the front
- Master bedroom and bedroom three benefit from en-suite shower rooms
- Good size enclosed rear garden
- Three reception rooms

Upon entering, you are greeted by a spacious entrance hall that leads to the reception rooms, kitchen, downstairs cloakroom, and storage cupboard. The downstairs cloakroom has been fitted with a contemporary two-piece suite including wash hand basin and low-level WC.

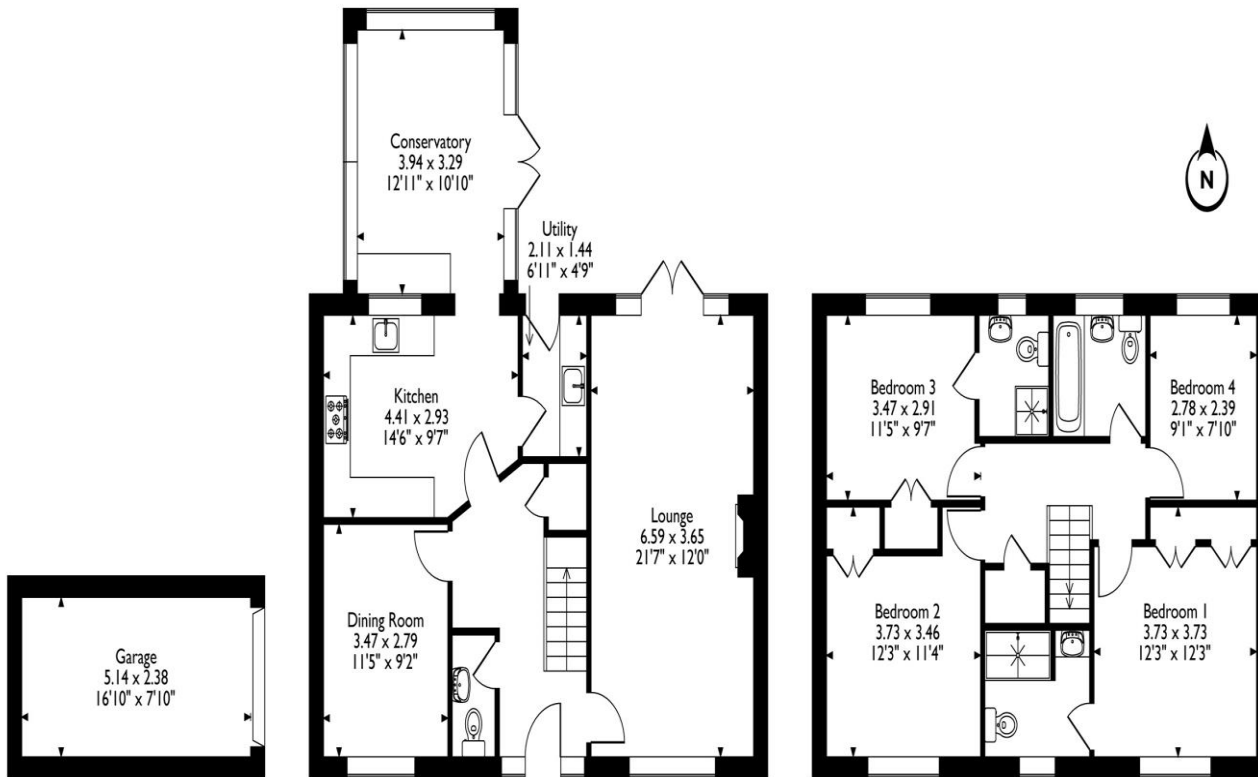
To the right, the expansive lounge spans from front to rear, featuring French doors that open onto the rear garden creating a great space for alfresco dining and entertaining with family and friends. The sitting room also has a feature fireplace, creating a cosy and inviting atmosphere.

On the left side of the entrance hall, the dining room offers a flexible space ideal for formal dining or additional sitting room.

The rear of the home sits the well-appointed kitchen,



Holly Walk, Hampton Hargate, Peterborough  
 Approximate Gross Internal Area  
 Main House = 142 Sq M/1529 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 154 Sq M/1658 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

offering ample work surfaces and a range of base and wall units plus space for freestanding appliances. The kitchen also provides access to a practical utility room and flows seamlessly into the conservatory/family room. This light-filled space overlooks the rear garden and opens directly onto the outdoor area, making it perfect for relaxation or entertaining.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, three of which benefit from built-in wardrobes. Two of the bedrooms feature en-suite shower rooms, providing added convenience and privacy, while a contemporary three-piece family bathroom serves the remaining two bedrooms.

Externally, the property is positioned in the sought after location of Hampton close to local schools and amenities, overlooking a green space at the front. The low-maintenance front garden adds to the home's appeal, while the enclosed rear garden, complete with a lawn and patio seating area, offers a private outdoor retreat. Driveway parking is conveniently located at the rear providing off road parking for multiple vehicles, leading to a garage with gated access into the garden.

This beautiful family home combines modern living with generous space both inside and out. Don't miss the chance to make it your own.

To view this property call Hurfords on: 01733 380956

# Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

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