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SALES & LETTINGS

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## 6 Ilex Close Hampton Hargate Peterborough PE7 8AD

£360,000



Well presented modern detached home offering spacious living accommodation, benefiting from two reception rooms, four bedrooms, single garage and conservatory. The property comprises more fully; entrance hall, cloakroom, kitchen breakfast room, dining room, conservatory, living room, four bedrooms, en suite, refitted family bathroom, garden to rear and double width driveway to single garage. \*\*\* AN EARLY VIEWING IS ESSENTIAL \*\*\*



**Entrance Hall**  
Window to front, radiator, laminate flooring, telephone point(s), power point(s) with pendant lights, carpeted stairs to first floor landing with under-stairs storage cupboard.

**Cloakroom**  
Fitted with two piece suite comprising, wash hand basin and close coupled WC, tiled splashback, radiator, heated towel rail, tiled flooring with ceiling light, extractor fan.

**Kitchen Breakfast 8.10m (26'7") x 2.64m (8'8")**  
Fitted with a matching range of base and eye level units with worktop space over, glazed display units with mixer tap Belfast sink unit, plumbing for washing machine, space for fridge and fridge/freezer, gas and electric points for cooker with extractor hood over, radiator, laminate flooring, power point(s) with ceiling spotlights, under-unit lighting, archway to dining room.

**Dining Room 3.34m (11') x 2.64m (8'8")**  
Window to front, radiator, laminate flooring, power point(s), coved ceiling with ceiling light.

**Lounge 4.44m (14'7") x 3.58m (11'9")**  
Two windows to rear, two radiators, laminate flooring, TV point(s), power point(s), coved ceiling with ceiling light, wall mounted electric fireplace, double door to conservatory.

**Conservatory**  
Half brick and uPVC construction with uPVC double glazed windows, vent windows and polycarbonate roof, two windows to side, two windows to rear, two radiators with ceiling spotlights, double door to rear garden.

**First Floor Landing**  
Storage cupboard, radiator, laminate flooring, power point(s), artexed ceiling with ceiling light, access to loft space with ladder, storage space and fitted light, airing cupboard.

**Bedroom 1 3.69m (12'1") x 3.65m (12')**  
Two windows to front, radiator, laminate flooring, TV point(s), power point(s) with ceiling light, fitted with a range of wardrobes.

**En-suite**  
Fitted with three piece suite comprising vanity wash hand basin, shower enclosure and close coupled WC, tiled surround, window to front, radiator, tiled flooring with ceiling light, extractor fan.

**Bedroom 2 3.80m (12'6") x 2.63m (8'8")**  
Window to rear, Storage cupboard, radiator, laminate flooring, TV point(s), power point(s) with ceiling spotlights, fitted wardrobes.

**Bedroom 3 3.39m (11'1") x 2.36m (7'9")**  
Window to rear, radiator, laminate flooring, TV point(s), power points, ceiling light.

**Bedroom 4 3.82m (12'6") x 2.36m (7'9")**  
Window to front, Storage cupboard, radiator, laminate flooring, power points, ceiling spotlights, fitted wardrobes.

**Bathroom**  
Recently refitted with three piece suite comprising panelled bath with separate shower over and with folding glass screen, vanity wash hand basin with storage under, mixer tap and tiled surround and WC, tiled surround, window to rear, tiled flooring with ceiling spotlights, heated towel rail, extractor fan.

**OUTSIDE**  
An open plan front garden laid to lawn with shrubs and borders. Gated access to side and covered entrance and outside lighting. A double width tarmac driveway leads to a single garage with metal up and over door, power point, lighting connected and storage cupboard. An established garden to the rear with a variety of shrub borders, enclosed by panelled fencing and having a paved patio seating area and outside tap.

## Area Map



## Floor Plans



## Energy Efficiency Graph

