



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



61 Bayleaf Avenue Hampton Vale Peterborough PE7 8NS

£325,000



A modern well presented detached family home located in the popular area of Hampton Vale. The property offers gas central heating, double glazing, entrance hall, lounge, kitchen breakfast room with utility, dining room, cloakroom, four bedrooms, en suite and family bathroom. A driveway to the side of the home provides off road parking for several vehicles and leads to the single garage. There is an enclosed garden to the rear. *** AN EARLY VIEWING IS ESSENTIAL ***



Porch
 Entrance door, fitted carpet, thermostatic control, ceiling light to flat ceiling.

Entrance Hall
 Entrance door, carpeted stairs to first floor, fitted carpet, telephone point, radiator, ceiling light to flat ceiling.

Dining Room 2.89m (9'6") x 2.74m (9')
 Window to front, fitted carpet, power points, radiator, ceiling light to flat ceiling.

Lounge 6.02m (19'9") x 3.29m (10'10")
 Two windows to front, French doors to rear garden, fitted carpet, two radiators, TV and power points, ceiling light to flat ceiling.

Cloakroom
 Window to front, fitted with two piece suite, close couple WC, pedestal wash hand basin, tiled splash backs, vinyl flooring, radiator, ceiling light.

Kitchen/Breakfast Room 5.11m (16'9") x 2.00m (6'7")
 Two windows to rear, double door to rear garden, fitted with a range of base and eye level units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap, tiled splash backs, integrated gas hob with extractor over, integrated double electric oven, integrated dishwasher, integrated fridge, under cupboard lighting, power points, radiator, understairs storage cupboard, inset spot lights, tiled flooring.

Utility 2.74m (9') x 1.59m (5'3")
 Door to side, fitted with a matching range of base and eye level units, stainless steel sink with mixer tap over, tiled splashbacks, integrated freezer, space and plumbing for washing machine and tumble dryer, radiator, gas central heating boiler on wall, power points, extractor and ceiling light, tiled flooring.

First Floor Landing
 Airing cupboard, fitted carpet, radiator, power points, access to loft and ceiling light.

Bedroom 1 4.67m (15'4") max x 3.29m (10'10")
 Two windows to front, fitted carpet, tv and power points, fitted wardrobes, radiator, ceiling light.

En-suite
 Window to rear, fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle, full height tiled surround, vinyl flooring, heated towel rail, inset spot lights and extractor.

Bedroom 2 3.74m (12'3") max x 2.74m (9')
 Window to rear, fitted carpet, power points, radiator, ceiling light.

Bedroom 3 3.19m (10'6") max x 2.74m (9')
 Dormer window to front, fitted carpet, radiator, power and TV points, ceiling light.

Bedroom 4 2.61m (8'7") x 1.96m (6'5")
 Window to rear, fitted carpet, power and TV points, radiator, ceiling light.

Bathroom
 Window to front, fitted with a three piece suite, panelled bath, close couple WC, pedestal wash hand basin, tiled surround, vinyl flooring, heated towel rail, extractor, spot lights.

OUTSIDE
 Front garden is open plan and laid to lawn, driveway to side providing off road parking for two cars leading to single garage. Metal up and over door to garage with light and power connected. To the rear the garden is laid to lawn and enclosed by panelled fencing with side gated access.

Area Map



Floor Plans



Energy Efficiency Graph

