



2 Holly Walk
Hampton Hargate PE7 8AB
£425,000

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** Offering no upward chain and overlooking Holly Walk Lake, with open green spaces to the front, is this superbly presented, detached family home. Located within walking distance of Serpentine Green with other local amenities nearby with well-regarded schools, and excellent transport links nearby.

Highlights include a re-fitted kitchen, downstairs cloakroom, two reception rooms, large conservatory, two en-suites, garage with ample parking and an EV charger.

Accommodation Comprises:

Pathway leading to entrance door opening into a decent size light & airy entrance hall, with stairs leading to the first floor with, further doors leading off.

The hallway gives access to:

- Lounge: A bright and welcoming space with a window to the front, wooden flooring and French double doors, leading into a large style conservatory

- Conservatory: Brick & PVCu built with views into the rear garden with further French double doors leading out onto a paved patio space.

- Separate Dining Room: Offers, further laminate flooring with window to the front aspect

- Kitchen/Diner: Re-Fitted with a comprehensive range of wall and floor units, with fitted breakfast bar, with an integrated dishwasher, built in fridge freezer, built-in oven with fitted hob with extractor over, two windows to the rear aspect, other end of the kitchen provides a utility space with plumbing for washing machine & space for tumble dryer, with overhead worktop with cupboard space to the side, door from the kitchen provides access into the rear garden.

First Floor: A spacious landing leads to four good size bedrooms and a family bathroom:

- Main bedroom benefits from built in wardrobes with sliding doors, window to the front with views overlooking the green & lake, from here, door into a decent size three piece en-suite shower room

- Bedroom Two: Benefits also from, built in wardrobes and boasts a further en-suite three piece shower room.

The family bathroom is extensively tiled, with a paneled bath wash basin, and a WC, and a rear-facing window.

Outside: To the front, well tended gardens to the front and rear aspects. Gated side access leads to a well-maintained rear garden, with extensive paved patio, lawn area, with mature flower and shrub borders.

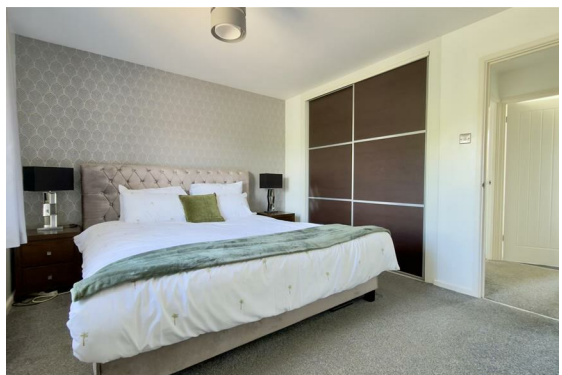
There is a driveway to the side of the property providing ample parking and in turn leads to a single garage, in addition, there is an EV charger.

Tenure: Freehold
Council Tax Band: E





Entrance Hall:
Lounge:
21'7" x 11'10" (6.58m x 3.62m)
Conservatory:
11'2" max x 13'3" (3.42m max x 4.06m)
Dining Room:
11'1" x 9'2" (3.40m x 2.80m)
Kitchen/Breakfast Room:
9'10" max x 19'6" max (3.01m max x 5.96m max)



Downstairs Cloakroom:
First Floor & Landing:
Bedroom 1:
10'4" x 12'1" (3.15m x 3.70m)



En-suite:
Bedroom 2:
9'6" x 12'2" max (2.91m x 3.73m max)
En-suite:
Bedroom 3:
9'8" x 11'5" (2.97m x 3.48m)
Bedroom 4:
8'11" x 7'10" (2.73m x 2.39m)

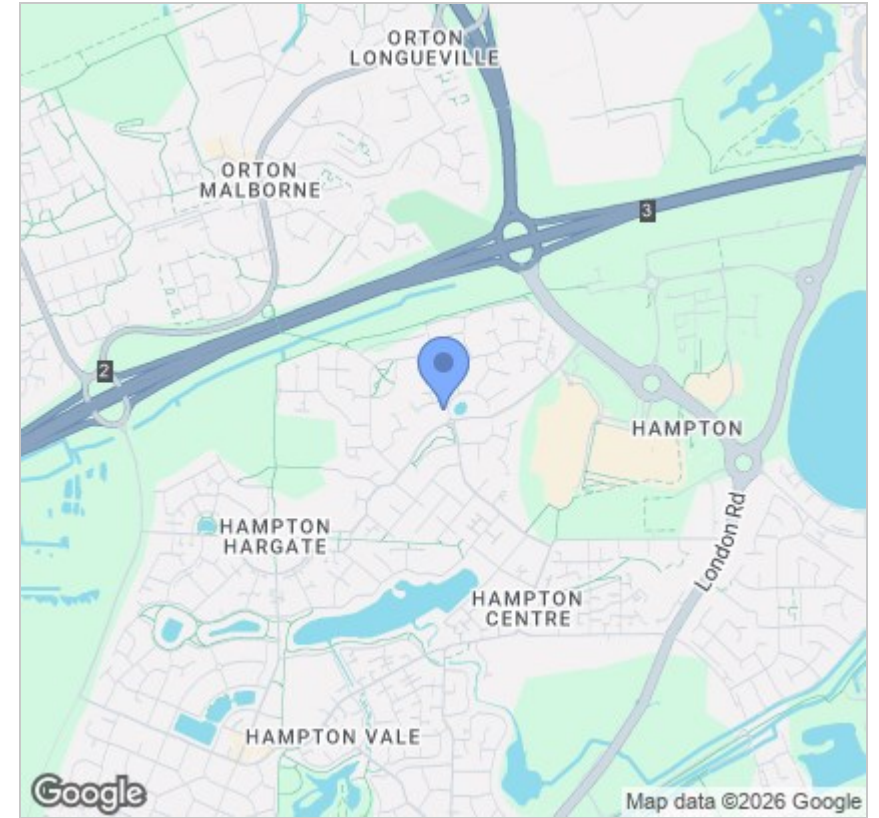


Family Bathroom:

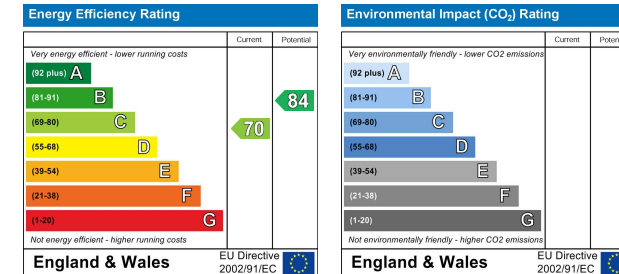
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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