



31 Leaf Avenue

Hampton Hargate PE7 8EF

Offers in the region of £325,000

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Brilliantly presented link detached house on Leaf Avenue, a popular part of Hampton Hargate.

This well proportioned property comprises of;

Ground Floor- entrance hall with under stairs cupboard, w/c, kitchen/breakfast room with door to the side and door to the dining room, double doors to the conservatory and door to the lounge, conservatory and lounge have double doors to the garden.

First Floor- landing with airing cupboard, four bedrooms, en suite to bedroom one, fitted wardrobes to bedroom one and three, family bathroom.

Outside- tot he front of the property, enclosed with railings, a low maintenance garden and side access. To the rear of the property, an enclosed garden laid to artificial turf, rear gate to the single garage and parking.

This property has to be viewed to be appreciated and is within easy reach of local amenities and major transport links.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

W/C

Lounge

15'10" max x 11'1" max (4.84m max x 3.38m max)

Dining Room

12'9" x 9'2" (3.89m x 2.80m)

Kitchen/Breakfast Room

14'2" x 11'0" (4.33m x 3.36m)

Conservatory

9'7" x 8'10" (2.94m x 2.71m)

First Floor

Landing

Bedroom One

11'6" max x 11'1" max (3.53m max x 3.38m max)

En Suite

Bedroom Two

11'3" x 9'5" (3.43m x 2.89m)

Bedroom Three

10'9" max x 7'1" max (3.28m max x 2.17m max)

Bedroom Four

8'0" x 7'5" (2.45m x 2.27m)

Family Bathroom



Floor Plan



Viewing

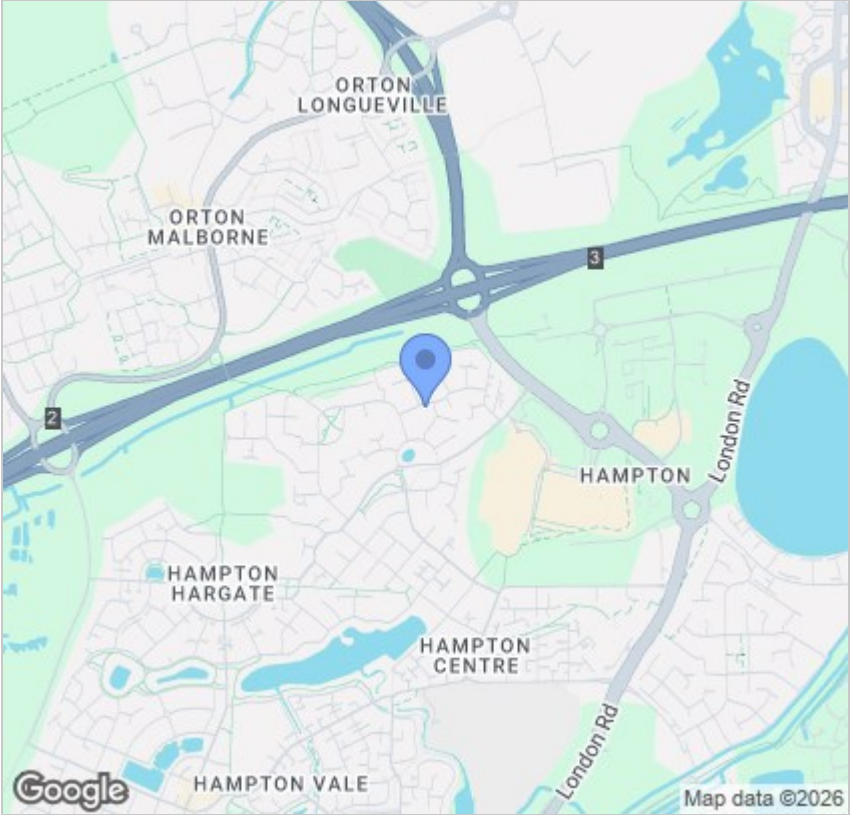
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

