



**Leaf Avenue, Hampton Hargate PE7 8EF**

**£425,000**



**ENTRANCE HALL**

7' 9" x 10' 9" (2.36m x 3.28m) (approx) Door to front, stairs to first floor, radiator and cupboard.

**W/C**

3' 1" x 7' 9" (0.94m x 2.36m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front and radiator.

**LIVING ROOM**

11' 2" x 15' 8" (max) (3.40m x 4.78m) (approx) French doors to rear, two windows to rear and radiator.

**KITCHEN / DINER**

12' 7" (min) (3.84m) 14' 2" (max) x 21' 1" (4.32m x 6.43m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for freestanding fridge / freezer, sink with mixer tap, integrated hob and oven and space for dishwasher. French doors to rear, window to front, door to side and radiator.

**FIRST FLOOR LANDING**

Window to front and cupboard.

**BEDROOM ONE**

9' 3" (min) (2.82m) 11' 0" (max) x 12' 1" (min) (3.35m x 3.68m) 13' 1" (max) (3.99m) (approx) Window to rear, radiator and wardrobes.

**EN-SUITE**

3' 9" (min) (1.14m) 4' 1" (max) x 7' 0" (max) (1.24m x 2.13m) (approx) Fitted with a three piece suite comprising low level W/C. Window to rear and heated towel.

**BEDROOM TWO**

10' 4" (min) (3.15m) 15' 1" (max) x 16' 2" (4.60m x 4.93m) (approx) Window to front and radiator.

**BEDROOM THREE**

11' 2" x 9' 4" (3.40m x 2.84m) (approx) Window to rear and radiator.

**BEDROOM FOUR**

7' 2" (min) (2.18m) 9' 7" (max) x 8' 2" (max) (2.92m x 2.49m) (approx) Window to front.

**BEDROOM FIVE**

7' 6" x 6' 8" (2.29m x 2.03m) (approx) Window to front and radiator.

**BATHROOM**

6' 9" x 6' 9" (2.06m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front.

**GARAGE**

**OUTSIDE**

To the rear it is mainly laid to lawn with slabs.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

