



8 Stanton Square, Hampton Hargate PE7 8BB

£450,000



*** OVERLOOKING A GREEN *** "A versatile flexible three storey home in immaculate condition. Featuring 4/5 bedrooms, 2/3 reception areas - one being an open plan kitchen/living space, garage which has been partly converted to create an additional room, utility area, WC, bathroom and en-suite to one of the bedrooms. Viewings are highly recommended to appreciate this properties location and also features - such as a 13ft sloped ceiling! approx. EPC Energy Rating - C/ Council Tax Band - E".

ENTRANCE

Door to side, cupboard and radiator.

HALLWAY

5' 7" x 7' 0" (1.70m x 2.13m) (approx) Stairs to first floor and radiator.

CLOAKROOM

3' 0" x 6' 3" (0.91m x 1.91m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

KITCHEN / LIVING

9' 2"(min) (2.79m) 13' 2" (max) x 27' 8" (4.01m x 8.43m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, five ring gas hob, integrated slimline dishwasher, integrated fridge, breakfast bar and two radiators. UPVC double glazed window to front.

UTILITY

7' 0" x 7' 0" (2.13m x 2.13m) (approx) Fitted with base units with work surface over sink unit with mixer tap, plumbing for a washing machine and radiator. Window to rear and door to rear.

INTEGRAL GARAGE

18' 6" x 9' 0" (5.64m x 2.74m)(approx) Up and over door to front. door:-

ROOM

9' 9" x 10' 0" (2.97m x 3.05m) (approx) Window to rear and door to side.

FIRST FLOOR LANDING

Radiator and stairs to second floor.

LIVING

12' 7" x 16' 8" (3.84m x 5.08m) (approx) Juliette balcony and two radiators.

BEDROOM / RECEPTION ROOM

8' 9" x 25' 0" (2.67m x 7.62m) (approx) Eaves storage, two radiators, Juliette balcony, slope ceiling height 13ft (max) height, two velux windows to rear.

BEDROOM 1

12' 8"(min) (3.86m) 14' 7"(max) x 9' 4" (4.45m x 2.84m)(approx) Juliette balcony, built in wardrobes and radiator.

EN- SUITE

5' 4" x 6' 6" (1.63m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

SECOND FLOOR LANDING

Window to side, cupboard with boiler enclosed and loft access.

BEDROOM 2

12' 6" (min) (3.81m) 14' 5"(max) x 9' 5" (4.39m x 2.87m)(approx) Window to front, built in wardrobes and radiator.

BEDROOM 3

9' 4" x 11' 1" (2.84m x 3.38m) 13' 0"(max) (into wardrobe) (3.96m) (approx) Window to rear, built in wardrobes and radiator.

BEDROOM 4

8' 9"(min)(2.67m) 11' 2"(max) x 7' 0" ((3.40m x 2.13m)(approx) Window to rear, window to side and radiator.

BATHROOM

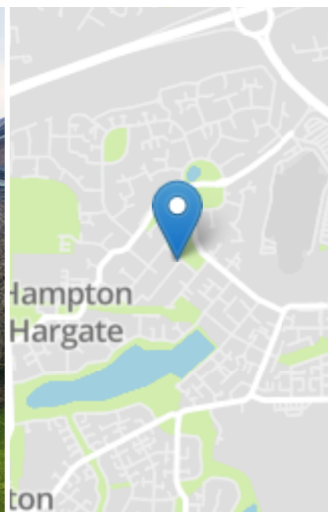
5' 4" x 6' 8" (1.63m x 2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The rear of the property is mainly laid to lawn, paved patio area and mature shrubs.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	81
EU Directive 2002/91/EC		