



19 Forrest Drive, Hempsted, Peterborough PE7 0LP

£360,000



*** EXCEPTIONALLY PRESENTED 4 BEDROOM HOME *** " With high vaulted ceilings throughout the 1st floor and designed to a high standard, this 4 bedroom detached home is one of a kind. Featuring a modern kitchen/diner, utility room, living room, WC, 4 bedrooms with an en-suite to bedroom one and a Juliette balcony, there is also a family bathroom. Council Tax Band - E / EPC Energy Rating - B "

ENTRANCE HALL

Door to front, radiator, cupboard and stairs to first floor.

LIVING ROOM

20' 5" x 12' 8" (6.22m x 3.86m) (approx) Window to front, window to side, bifold doors to side and two radiators.

KITCHEN / DINER

10' 9" (min) (3.28m) 12' 8" (max) x 20' 4" (3.86m x 6.20m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated dishwasher, integrated fridge, integrated freezer, integrated double oven, two integrated microwaves, sink with mixer tap and radiator. Door to rear, window to rear and window to front.

UTILITY ROOM

7' 9" x 4' 9" (2.36m x 1.45m) (approx) Fitted with base units with work surfaces over, space for washing machine, space for dryer and wall mounted boiler. Window to rear.

W/C

6' 3" x 2' 8" (1.91m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front and heated towel rail.

FIRST FLOOR LANDING

Window to rear and radiator.

BEDROOM ONE

10' 0" (min) (3.05m) 12' 2" (max) x 8' 8" (min) (3.71m x 2.64m) 12' 8" (max) (3.86m) (approx) Window to rear and sliding door to Juliet balcony.

EN-SUITE

4' 8" x 7' 9" (1.42m x 2.36m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and heated towel rail.

BEDROOM TWO

10' 0" x 12' 8" (3.05m x 3.86m) (approx) Window to rear and radiator.

BEDROOM THREE

8' 8" (min) (2.64m) 12' 1" (max) x 10' 0" (max) (3.68m x 3.05m) (approx) L-shape. Window to front and radiator.

BEDROOM FOUR

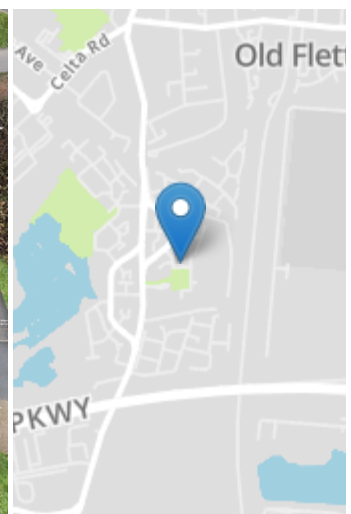
6' 4" (min) (1.93m) 7' 8" (max) x 12' 8" (max) (2.34m x 3.86m) (approx) L-shape. Window to front and radiator.

BATHROOM

7' 7" x 6' 4" (2.31m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front and heated towel rail.

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		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		