



Leaf Avenue, Hampton Hargate PE7 8EF

£425,000



Discover this spacious and beautifully presented 5-bedroom family home nestled in the popular Hampton Hargate area, offering an ideal blend of comfort, style, and practicality. Perfectly suited for a growing family or those needing ample space, this delightful residence features two well-appointed bathrooms and a large kitchen/living space that invites relaxation and social gatherings alike. Hampton Hargate offers green spaces, parks, and excellent schools, making it a favourite among families. The area enjoys convenient transport links to the A1 and surrounding areas, providing a perfect balance between calm suburban living and city connectivity. On the ground floor, you will find an entrance hall with storage, kitchen/dining/family space with French doors out onto the garden, living room with French doors out onto the garden and a cloakroom. Upstairs, there are five bedrooms with an en-suite to bedroom one and family bathroom. Council Tax Band - D / EPC Energy Rating - C

ENTRANCE HALL

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

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 over, integrated hob and oven and space for dishwasher. French doors to rear, window to front, door to side and radiator.

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.

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 and radiator.

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, wash hand basin and shower. Window to rear and heated towel rail.

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.

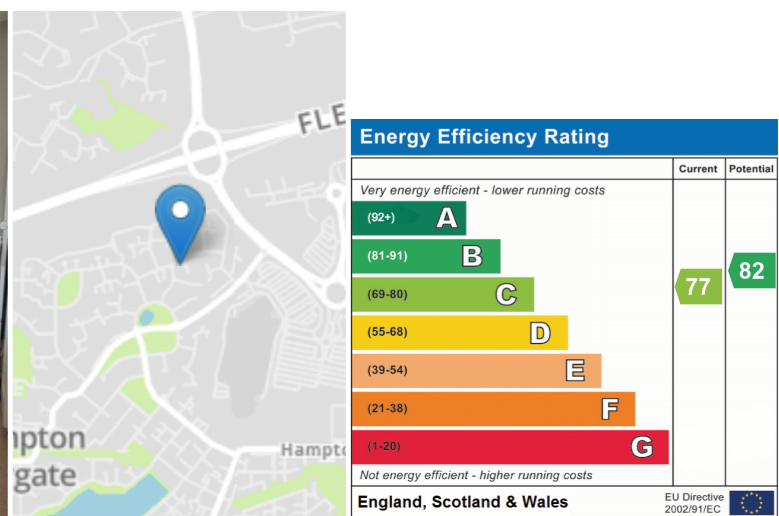
GARAGE

OUTSIDE

The rear is mainly laid to lawn with patio area.

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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.