



Hinchcliffe, Orton Goldhay Peterborough
£220,000 Freehold

**Sharman
Quinney**

Key Features



- immaculately presented throughout
- Third bedroom currently used as a walk-in wardrobe
- Stunning open-plan kitchen/diner with central island
- Modern décor and high-quality finish
- Sunken seating with feature fire pit

The heart of the home is the impressive open-plan kitchen/diner, featuring a central island, a range of integrated appliances, and ample space for both entertaining and everyday living. The property also benefits from well-proportioned reception accommodation and tasteful décor throughout. To the first floor are three bedrooms, with the third bedroom currently utilised as a luxurious walk-in wardrobe, providing excellent versatility for purchasers wishing to retain the dressing room or revert the space back to a bedroom. A modern family bathroom completes the accommodation. Externally, the property truly excels. The beautifully landscaped rear garden has been thoughtfully designed for entertaining and relaxation, boasting a sunken seating area with a



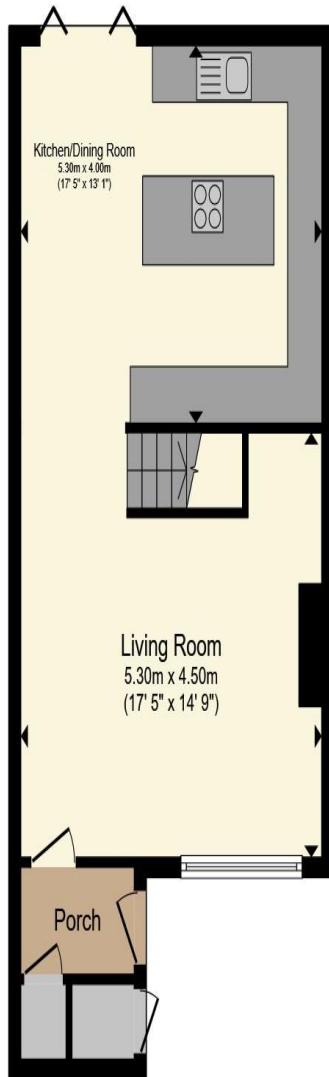
feature fire pit, perfect for social gatherings throughout the year. An impressive outdoor bar area creates the ultimate entertainment space, while the inset hot tub, seamlessly fitted into the decking, adds a touch of luxury and spa-like living.

Offering a unique blend of stylish interiors and exceptional outdoor living, this outstanding home must be viewed to be fully appreciated.

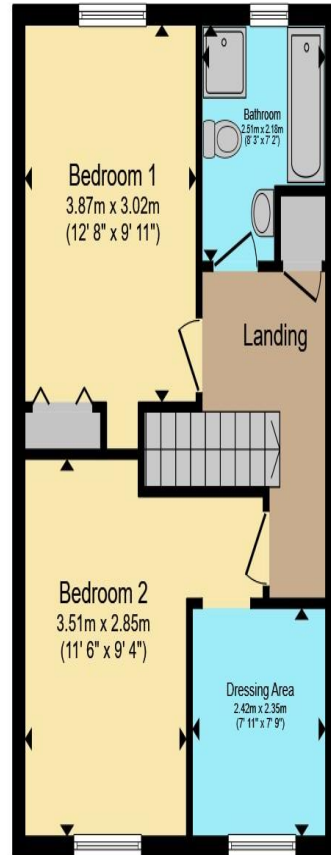
All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 95.4 m² (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM204078 - 0001

