



East Water Crescent, Hampton Vale Peterborough
Offers in Excess of £440,000 Freehold

**Sharman
Quinney**

Key Features



- Executive Detached House
- 5 Bedrooms
- Two Reception Rooms
- Utility Room
- En-Suite to Bedroom 1 & 2

This five bedroom detached home boasts spacious and contemporary living space throughout. The property offers ample room for a larger family or guests and provides a modern and comfortable living environment. The property comprises, main entrance hall, downstairs cloakroom, lounge, playroom, kitchen breakfast room, utility room, stairs to first floor, main bedroom and bedroom 2 with en-suite bathrooms, bedroom 5, stairs to second floor landing, bedrooms 3 and 4 and family bathroom. Outside the property sits on a corner plot with five bar gated access leading to the double garage to the rear of the house.

Entrance hall

Downstairs Cloakroom



Two piece suite comprising pedestal wash hand basin, close coupled WC and radiator.

Kitchen Breakfast Room

5.21m x 4.88 max into door recess (17'01" x 16' max into door recess)

Utility Room

2.21m x 1.65m (7'03" x 5'05")

Lounge

5.84m x 3.43m (19'02" x 11'03")

Playroom

3.30m x 3.18m (10'10" x 10'05" into recess)

First floor landing

Bedroom 1

3.53m ex wardrobe x 3.45m (11'07" ex wardrobe x 11'04")

En-Suite

Bedroom 2

3.68m x 3.23m (12'01" x 10'07")

En-suite

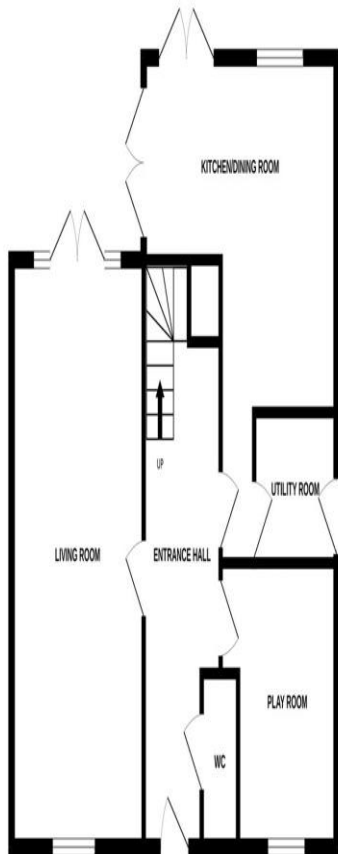
Bedroom 5

2.29m x 2.08m (7'06" x 6'10")

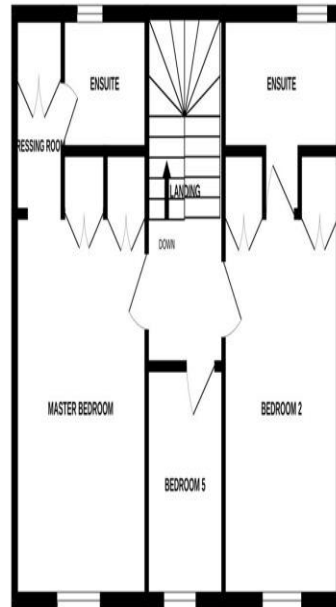
Second floor



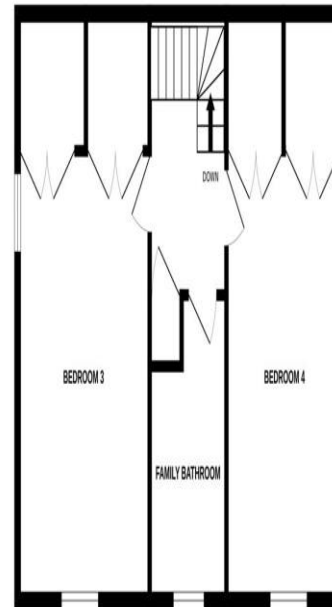
GROUND FLOOR



1ST FLOOR



2ND FLOOR

**Bedroom 3**

4.42m max into dormer x 3.23m (14'06" max into dormer x 10'07")

Bedroom 4

4.37m max into dormer x 3.45m (14'04" max into dormer x 11'04")

Bathroom**Outside**

The front garden is lawned and extends to the side with double width driveway to the side. Providing off road parking and further access via five bar gate leads to the double garage to the rear which measures 5.56m x 5.00m (18'03" x 16'05"). The rear garden is lawned with paved patio seating area.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: HAM201675 - 0006

