



Tilgate Road, Hampton Water, Peterborough
Guide Price **£440,000 – £460,000** **Freehold**

**Sharman
Quinney**

Key Features



- ** GUIDE PRICE £440,000 - £460,000 **
- Executive Four Bedroom Detached House
- Kitchen/Dining Room
- Utility Room
- Study

Welcome to your dream home in Hampton Water, Peterborough!

This four bedroom executive detached family property offers spacious and versatile accommodation throughout and having been upgraded by the present owners the accommodation includes the light and airy entrance hall which has ceramic tiled flooring leads you in to the utility/cloakroom, study ideal for the hybrid worker, splendid lounge, impressive kitchen/dining room with fitted units and ceramic tiled flooring with bi fold doors providing views over the rear garden and allowing the light to flood the room is ideal for those social gatherings.

As you go upstairs you are guided into bedroom 1 with built in double wardrobes and lovely en-suite



shower room, bedrooms 2, 3 and 4 are ideal for the children and guests, family bathroom.

Outside the front garden is gravelled with the driveway to the side providing off road parking for two cars and access to the garage, the rear garden is lawned with a paved patio seating area.

Entrance hall

Utility /cloakroom

Lounge
5.0m x 3.35m (16'05" x 11')

Study
2.01m x 1.98m (6'07" x 6'06")

Kitchen/Dining room
7.63m x 3.56m (25'04" x 11'08")

First floor Landing

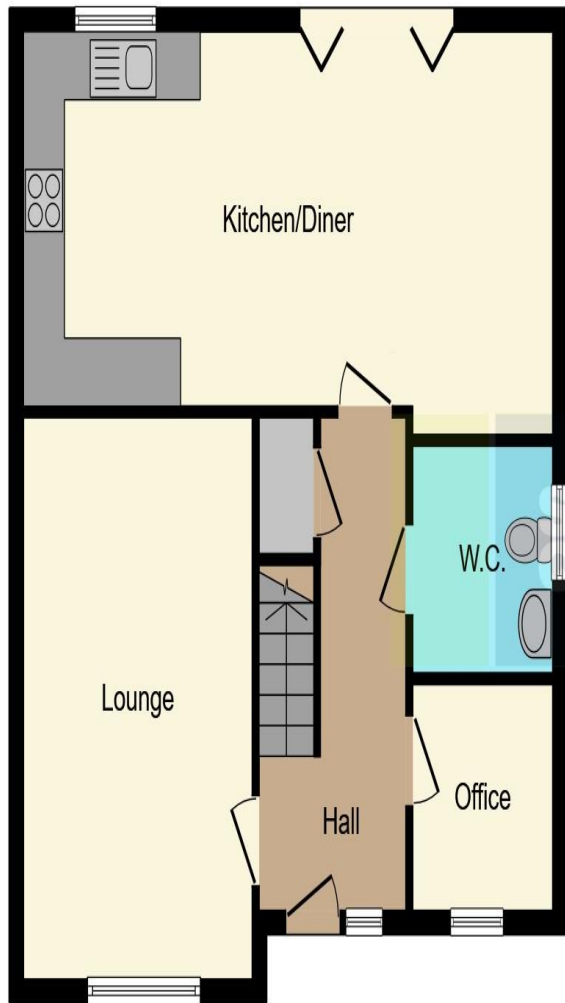
Bedroom 1
4.44m x 3.99m inc recess (14'07" x 13'01" inc recess)

En-suite

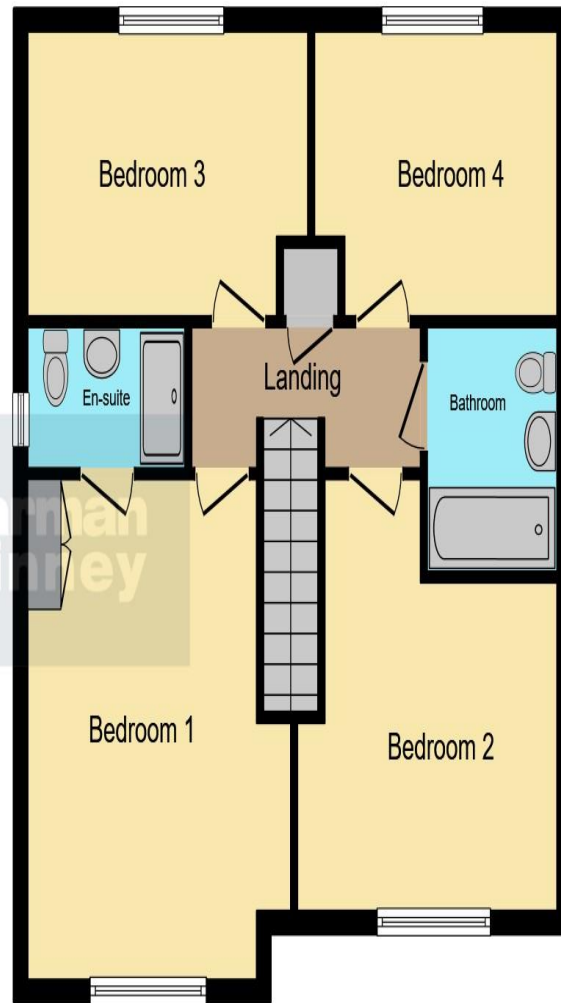
Bedroom 2
4.04m x 2.44m (13'03" x 8')

Bedroom 3





Ground Floor



First Floor

3.76m into recess x 3.63m into recess (12'04" into recess x 11'11" into recess)

Bedroom 4
3.53m x 2.44m (11'07" x 8')

Bathroom

Outside the front garden is gravelled with driveway to the side providing off road parking for two cars and access to the garage which measures 5.89m x 2.95m (19'04" x 9'08") the rear garden is lawned with paved patio seating area.

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.focalagent.com

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