



Charlton Crescent, Hampton Vale, Peterborough
Offers in the Region of £425,000 Freehold

**Sharman
Quinney**

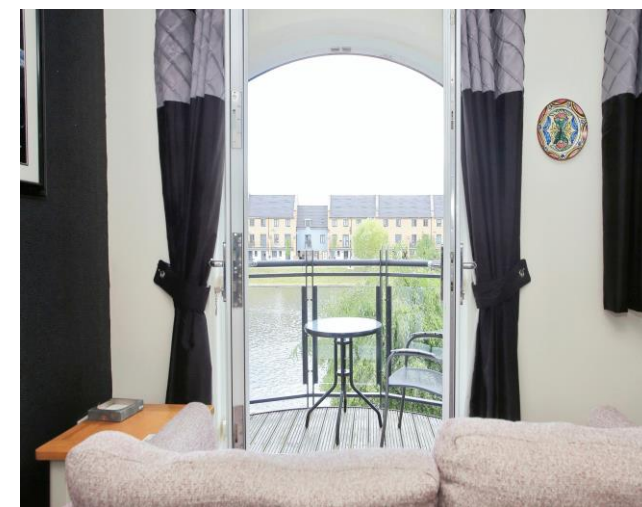
Key Features



- Four Bedroom Three-Storey End Terraced House
- Lake Views
- Re-Fitted Kitchen/Family Room
- Downstairs Cloakroom/Utility Room
- Lounge on The First Floor

As you step inside, you'll be greeted by the spacious and inviting hallway, leading you into the heart of the home. The open plan living area is flooded with natural light, creating a warm and welcoming atmosphere for you and your family to enjoy together, the recently upgraded and stylish kitchen family room is a chef's delight, featuring integrated appliances, ample storage space, quartz worktop and breakfast bar, ideal for the family meals together or for entertaining guests, whilst enjoying the views of the landscaped rear garden. If you have the need to work from home there is a dedicated study ideal for the hybrid worker, downstairs cloak/utility room.

As you go upstairs, you'll see the views over the lake, the lounge is the perfect space to relax and unwind after a long day's work, whilst admiring



the lake views. Bedroom 1 offers a peaceful retreat for rest and relaxation and has its own en-suite shower room.

As you proceed to the second floor, you'll find the additional three generously sized bedrooms and the family bathroom.

Outside the property has lake views with the rear landscaped garden providing ample space for all the family to enjoy together, there is private gated shared access leading to the single garage en bloc and an additional parking space at the rear.

Charlton Crescent is a family friendly neighbourhood within easy reach of all the local amenities including shops, schools, parkland, lakes and transport links.

Entrance Hallway

Downstairs Cloak/Utility Room

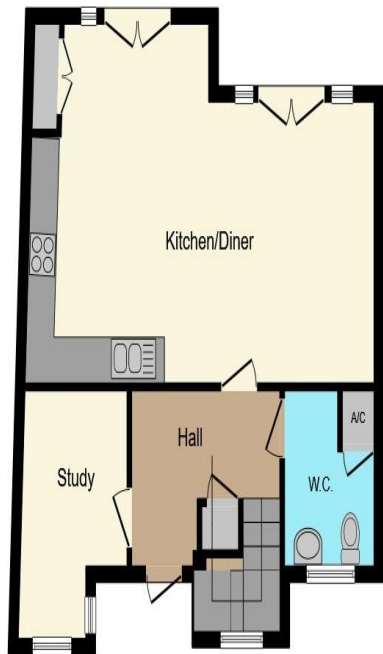
Study
3.28m max x 2.08m (10'09" max x 6'10")

Re-fitted Kitchen/Family Room
7.47m x 4.57m (24'06" x 15'0")

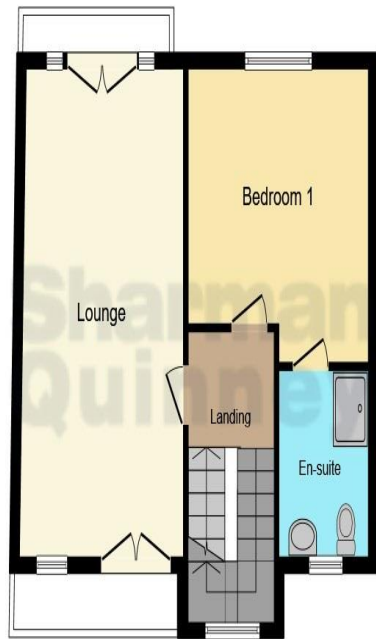
Stairs to First Floor

Lounge

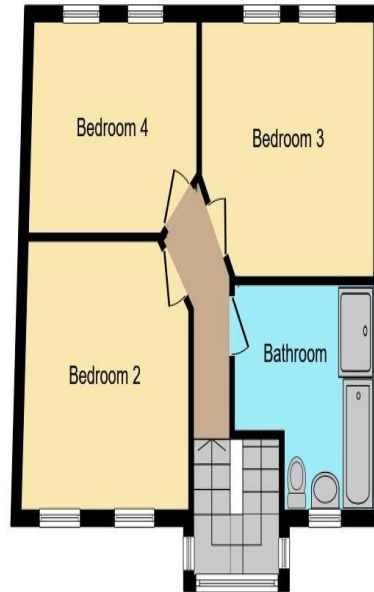




Ground Floor



First Floor



Second Floor

6.38m x 3.61m (20'11" x 11'10")

Bedroom 1
3.91m x 3.66m (12'10" x 12'0")

En-suite

Stairs to Second Floor

Bedroom 2
3.81m x 3.53m (12'06" x 11'07")

Bedroom 3
3.76m x 3.40m (12'04" x 11'02")

Bedroom 4
3.53m x 2.77m (11'07" x 9'01")

Family Bathroom

Outside the property enjoys superb lake views, the landscaped rear garden is a lovely place for the whole family to enjoy together with well-established mature shrub borders and a paved patio seating area there is private gated shared access at the rear leading to the single garage en-bloc measuring 5.59m x 3.0m (18'04" x 9'10")

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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