



Eagle Way, Hampton Centre Peterborough

£275,000 **Freehold**

**Sharman
Quinney**

Key Features



- 3 Storey
- En-suite to Bedroom 1
- Kitchen/Dining
- Downstairs Cloakroom
- 3 Bedrooms
- Single Garage
- NO CHAIN!

As you step inside, you'll be greeted by the spacious and inviting hallway leading you into the heart of the home and downstairs cloakroom.

The ground floor boasts a lovely modern kitchen/dining room, perfect for hosting family and friends, the kitchen is equipped with integral appliances and sleek worktops with breakfast bar, making it a chef's delight, the dining area provides a warm and inviting space to enjoy the family meals together and create lasting memories whilst admiring the views of the rear garden.

As we go upon to the first floor, you'll find the light and airy lounge perfect for relaxing and unwinding in after a long day with two French doors and Juliette balconies.



Bedroom 3 has ample space for guests with built in wardrobes, family bathroom.
On the second-floor bedroom 1 offers the perfect room for rest and relaxation whilst boasting a lovely ensuite shower room, bedroom 2 is ideal for the children with built in wardrobes.

Outside the rear garden offers a lovely space for the family to enjoy the fresh air together or for entertaining friends, accessed off Osier Avenue you'll find private electric gates leading you onto the shared drive and then the main drive and single garage en-bloc.

Eagle Way is a family friendly neighbourhood within easy reach of shops, schools lakeland walks and the all-important transport links.

Entrance hall

Downstairs cloakroom

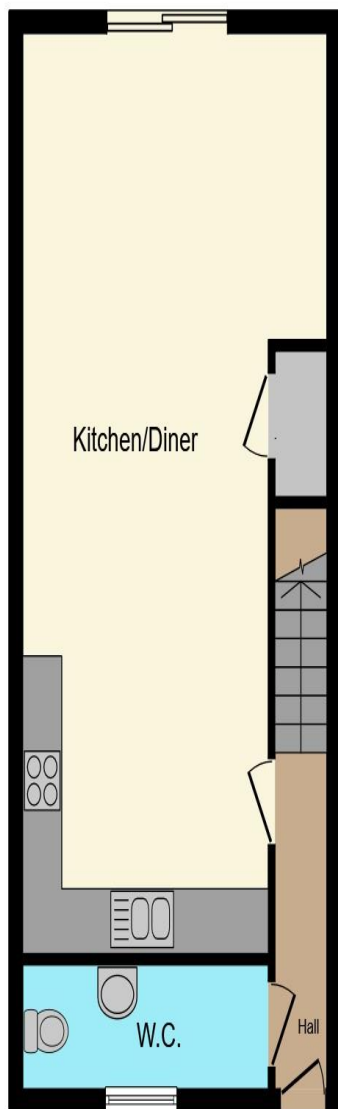
Kitchen/Dining room
8.25m x 3.76m max (27'09" x 12'04" max)

First floor landing

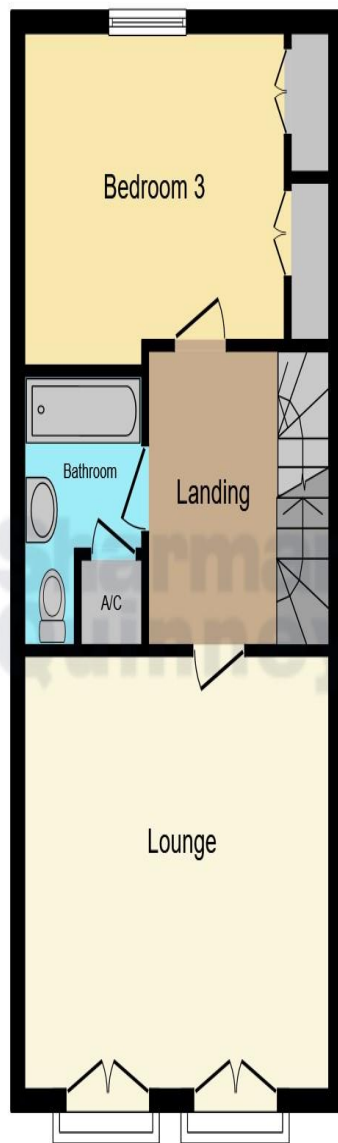
Lounge
3.89m x 3.76m (12'09" x 12'04")

Bedroom 3
3.10m ex wardrobe x 2.64m (10'02" ex wardrobe

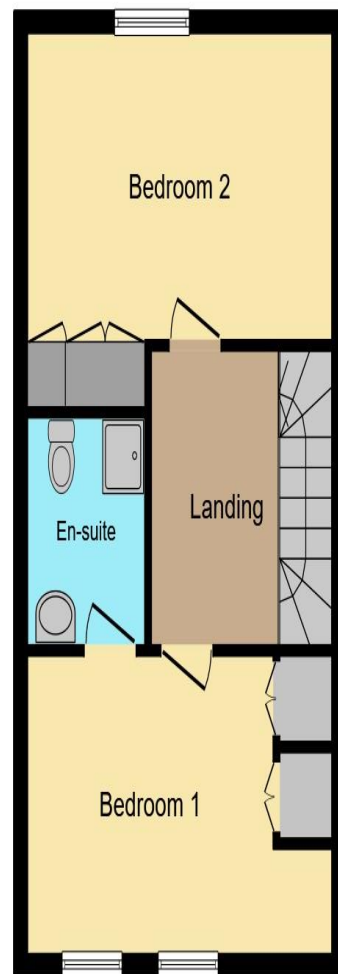




Ground Floor



First Floor



Second Floor

x 8'08")

Bathroom

Stairs to second floor

Bedroom 1

3.89m x 3.76m inc wardrobe (12'09" x 12'04" inc wardrobe)

Ensuite

Bedroom 2

3.76m x 2.74m ex wardrobe (12'04" x 9'0" ex wardrobe)

Outside the rear garden offers a lovely space for the family to enjoy the fresh air together or for entertaining friends, accessed off Osier Avenue you'll find private electric gates leading you onto the shared drive and then the main drive and single garage en-bloc measuring 5.46m x 2.74m (17'11" 9'0")

To view this property call Sharman Quinney on:
01733 346111

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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