



Eagle Way, Hampton Vale Peterborough  
**£395,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Linked Detached Property
- Three Storey Living
- Downstairs Cloakroom
- Kitchen/Dining Room
- En-Suite to Bedroom 1
- Garage
- Driveway

As you step inside, you'll be greeted by the spacious and inviting hallway, leading you through to the heart of the home and downstairs cloakroom. The cozy lounge is perfect for relaxing and unwinding in with the family after a long day's work.

The heart of the home is the kitchen/dining room, where you can whip up delicious meals whilst entertaining family and friends with integrated appliances and sleek worktops the ample storage and preparation space makes it ideal for the aspiring chef, Utility room.

As we go upstairs to the first floor, you'll find bedroom 1 with its own dressing room and boasting an en-suite shower room ensuring privacy and convenience. Bedroom 5/cot room /office is perfect for the children or home office making it ideal for the hybrid worker.



As we continue onto the second floor you'll find the additional three well-proportioned bedrooms, ideal for the family and guests, family bathroom.

Outside the rear garden is an ideal place for the family to enjoy their outdoor activities together.

To top it all off the property comes with a single garage and driveway which provides ample off-road parking.

The surrounding area of Hampton Vale offers a peaceful and family friendly neighbourhood, with easy access to local schools, Serpentine Green shopping centre, lakes, parks and important transport links.

Entrance hall

Downstairs cloakroom

Lounge  
5.23m x 3.51m (17'02" x 11'06")

Kitchen dining room  
6.27m x 3.43m into recess (20'07" x 11'03" into recess)

Utility room  
2.29m x 1.68m (7'06" x 5'06")

First floor Landing

Bedroom 1  
4.29m max x 4.19m (14'01" max x 13'09")







Dressing room  
2.11m x 1.91m (6'11" x 6'03")

Ensuite

Bedroom 5/cot room /office  
2.59m x 2.03m (8'06" x 6'08")

Stairs to second floor Landing

Bedroom 2  
3.84m x 3.23m (12'07" x 10'07")

Bedroom 3  
2.95m x 2.31m (9'08" x 7'07")

Bedroom 4  
2.90m x 2.36m (9'06" x 7'09")

Bathroom

Outside the rear garden is an ideal place for the family to enjoy their outdoor activities together.

To top it all off the property comes with a single garage measuring 5.13m x 2.49m (16'10" x 8'02") and driveway which provides ample off-road parking ,accessed off peregrine street. There is also an electric car charging point

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](http://www.focalagent.com)

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**01733 346111**

# Selling your property?

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

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