



Eagle Way, Hampton Vale Peterborough
£315,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Property
- 3 Storey Living
- 4 Bedrooms
- Kitchen/Dining Room
- En-Suite to Bedroom 1
- Single Garage
- Off Road Parking for 2 Cars

As you step inside, you'll be greeted by the inviting hallway leading you through to the heart of the home, the cozy lounge is perfect for family gatherings where you can all relax and unwind after a long day's work.

The stylish kitchen/dining room is a chef's delight, featuring integrated appliances and ample storage space with enough room for the dining table making it ideal for hosting dinner parties or enjoying family meals together. Utility room.

On the first floor landing you'll find bedroom 1 which boasts an ensuite shower room, bedroom 4 and family bathroom, as you step up on to the second floor, you'll find the two additional



bedrooms which are ideal for the children guests or even home office depending on your needs.

Outside the modern landscaped rear garden offers the ideal space for the family to enjoy their outdoor activities together a shared driveway leads to the main drive which provides off road parking for two cars and access to the single garage.

****Disclaimer - Vacant Possession Property****

Entrance hall

Downstairs cloakroom

Lounge
5.18m x 3.12m (17'0" x 10'03")

Kitchen/Dining room
5.18m x 3.0m (17'0" x 9'10")

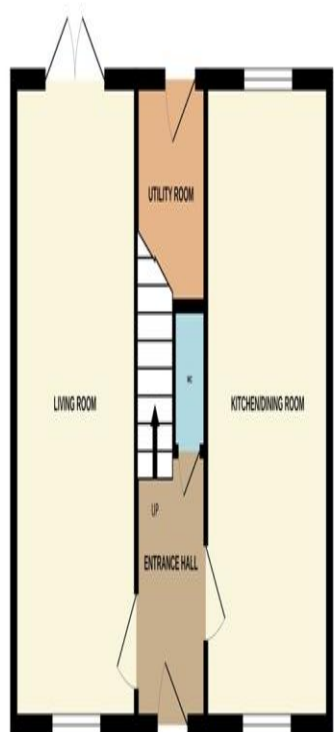
Utility room
1.78m x 1.73m (5'10" x 5'08")

First floor landing

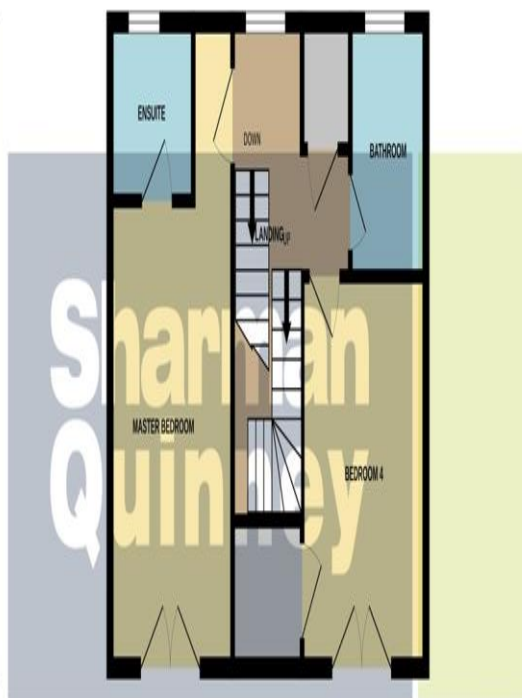
Bedroom 1
3.68m ex recess x 3.12m (12'01" ex recess x 10'03")



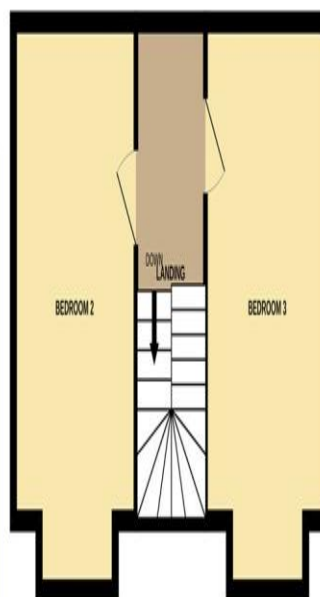
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.

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.

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Ensuite

Bedroom 4

3.20m inc wardrobe x 2.31m ex wardrobe (10'06" inc wardrobe x 7'07" ex wardrobe)

Bathroom

Second floor landing

Bedroom 2

3.18m x 3.07m into recess and ex wardrobe (10'05" x 10'01" into recess and ex wardrobe)

Bedroom 3

3.86m into recess x 3.10m (12'08" into recess x 10'02")

Outside the modern landscaped rear garden offers the ideal space for the family to enjoy their outdoor activities together. A shared driveway leads to the main drive which has off road parking for two cars and access to the single garage en bloc measuring 5.69m x 2.54m (18'08" x 8'04")

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

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

 01733 346111

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