

Eagle Way, Hampton Vale Peterborough £300.000 Freehold



## **Key Features**



- Detached Property
- 3 Storey Living
- 4 Bedrooms
- Kitchen/Dining Room
- En-Suite to Bedroom 1

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")

Ensuite



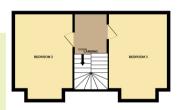


GROUND FLOOR 451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR 51 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 floorpin contained here, measurements of coors, windows, coorse and may have a form that an appropriate the contained by the con

### 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







www.sharmanquinney.co.uk







Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203595 - 0002



