

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Kite Way, Hampton Vale, Peterborough, PE7 8PT**  
**Price £230,000**  
**Freehold**

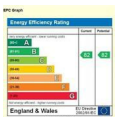
**\*DETACHED FREEHOLD COACH HOUSE\* \*DRIVEWAY & SINGLE GARAGE\*  
\*REAR GARDEN\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\***

Regal Park are pleased to offer this well presented 2 Bedroom Detached Coach House in the popular location of Hampton Vale. The property was built by Cala Homes on their Mallards Development and is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall to first floor and landing, Open Plan Living Area with fitted kitchen including integrated appliances, Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 and a Bathroom.

There is a Driveway & Single Garage and a low maintenance rear garden.

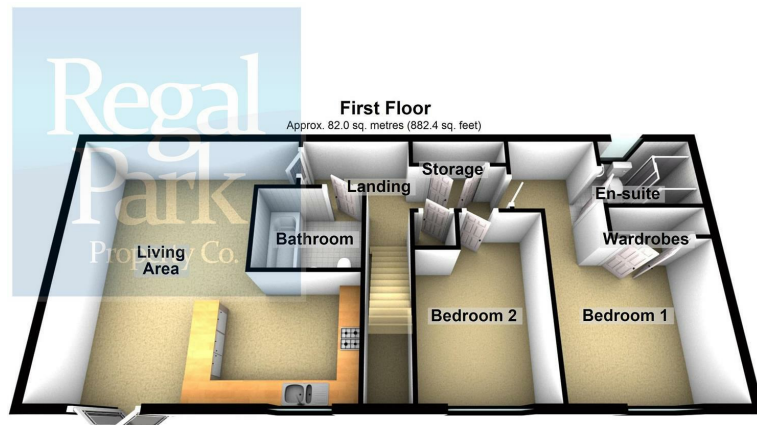
Viewings Highly Recommended.

EPC Rating: B





Total area: approx. 22.5 sq. metres (241.9 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 sq. feet)

### Entrance Hall

Radiator, fitted carpet, stairs.

### First Floor and Landing

Radiator, fitted carpet, built-in double storage cupboard, storage cupboard with hot water cylinder, door to:

### Open Plan Living Area

21'1" x 19'5" max (6.43m x 5.92m max)

The lounge area has uPVC double glazed french double doors to juliet balcony, two radiators, heated towel rail, Amtico flooring, telephone point, TV point. The kitchen area is fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over wall mounted concealed boiler, UPVC double glazed window to front.

### Bedroom 1

19'6" x 11'6" max (5.94m x 3.51m max)

UPVC double glazed window to front, two radiators, fitted carpet, built-in double wardrobe(s), door to:

### En-Suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to rear, heated towel rail, vinyl flooring.

### Bedroom 2

13'6" x 9'2" (4.11m x 2.79m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, heated towel rail, vinyl flooring.

### Outside

There is a Driveway providing off road parking and Single Garage (10'0" x 19'5") with power and light connected, metal up and over door.

The rear garden has a patio area, laid to gravel, outside tap, storage shed, gated access to front.

### Estate Charges

Please note estate charges apply.