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Worthington Grove, Hampton Water, Peterborough, PE7 8SH

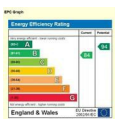
**Offers in excess of £350,000
Freehold**

MODERN DEVELOPMENT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

Regal Park are pleased to offer this modern 3 Bedroom Detached House in the popular location of Hampton Water. The property was built by Bovis Homes in 2023 and was known as 'The Cypress' and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility Room. The first floor has the Master Bedroom with Dressing Area and En-Suite, 2 further Bedrooms and a Bathroom. There is a Driveway providing off road parking and part converted Garage into an Office.

Enclosed rear garden.
Viewings Highly Recommended.

EPC Rating: B





Entrance Hall

UPVC double glazed window to side, radiator, LVT flooring, under-stairs storage cupboard, stairs, door to:

Lounge

13'11" x 11'0" max (4.24m x 3.35m max)

UPVC double glazed window to front, two radiators, fitted carpet, TV point.

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

Kitchen/Dining Room

11'4" x 18'0" (3.45m x 5.49m)

Fitted with a matching range of base and eye level units with silestone worktop space over, sink unit with mixer tap, wall mounted concealed combination boiler, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring induction hob with extractor hood over, three uPVC double glazed windows to rear, two radiators, LVT flooring, uPVC double glazed french double doors to garden, door to:

Utility

6'3" x 5'11" (1.91m x 1.80m)

Fitted with worktop space over, integrated washing machine, radiator, LVT flooring, door to side.

Landing

UPVC double glazed window to side, fitted carpet, over-stairs storage cupboard, door to:

Bedroom 1

9'9" x 10'8" (2.96m x 3.25m)

UPVC double glazed window to rear, radiator, fitted carpet, open door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, shaver point, uPVC obscure double glazed window to side, radiator, LVT flooring.

Dressing Area

7'10" x 5'1" (2.39m x 1.55m)

Fitted carpet, space for storage and hanging rails.

Bedroom 2

12'11" x 10'7" (3.94m x 3.23m)

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

Bedroom 3

11'7" x 7'1" max (3.53m x 2.16m max)

UPVC double glazed window to rear, radiator, fitted carpet, storage cupboard.

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, uPVC obscure double glazed window to front, radiator, LVT flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a Single Garage that has been part converted into an office (9'4" x 6'6") with side personnel door.

The rear garden has an extended patio area, outside tap, outside lighting, outside socket, lawn, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Estate Charges

Estate Management Charges apply.