



**Reedland Way, Hampton Vale, Peterborough, PE7 8EZ**





**welcome to**

## **Reedland Way, Hampton Vale Peterborough**

- Entrance hall
- Lounge, downstairs WC
- Kitchen/Diner, Utility Area
- Four Bedrooms, Ensuite to Master
- Family bathroom , Council Tax D

Tenure: Freehold EPC Rating: C

# £290,000

Awaiting

Photograph

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**Property Ref:**

FLE103864 - 0006

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William H Brown is pleased to present this modern semi-detached is situated in the popular Hampton Vale. Close to Serpentine Shopping Centre, local schools and bus routes.

This lovely home comprises with stairs in front of you leading to the first floor along with access to the two-piece downstairs cloakroom, living room with French doors to the garden space and the kitchen diner that flows through to the utility room and further access to the rear garden.

On the first floor you have the main bedroom with Juliet balcony, fitted double wardrobe and the modern three piece shower room en-suite, Second double bedroom and the three-piece family bathroom.

The top floor has a landing space with a further two double bedrooms with dormer windows coming off.

On the outside, there is a rear garden space, fully enclosed mainly laid to lawn with a patio area off the rear of the house. At the rear of the garden is gated access to your parking and single garage.

PVC double glazing throughout, gas central heating, walking distance to local amenities, shops, schools and convenient access to public transport routes and travel links, including an easy drive to the A1 and Peterborough City Centre.

### **Entrance Hall**

### **Lounge**

17' 10" x 10' ( 5.44m x 3.05m )

### **Wc**

### **Kitchen/Diner**

17' x 9' 1" ( 5.18m x 2.77m )

### **Utility Area**

5' 9" x 5' 11" ( 1.75m x 1.80m )

### **First Floor Landing**

### **Master Bedroom**

12' 2" x 10' 3" ( 3.71m x 3.12m )

### **En-Suite**

### **Bedroom 2**

10' 7" x 9' 9" ( 3.23m x 2.97m )

### **Bathroom**

### **Second Floor Landing**

### **Bedroom 3**

11' 2" x 10' 7" ( 3.40m x 3.23m )

### **Bedroom 4**

11' 2" x 10' ( 3.40m x 3.05m )



**william h brown**



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