



**Jones Hill, Hampton Heights Peterborough PE7 8SP**

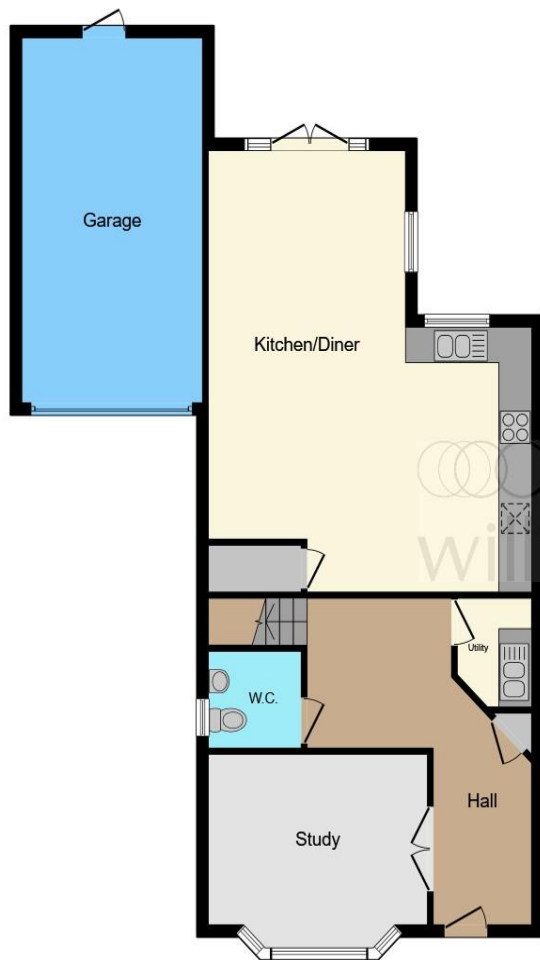


**welcome to**

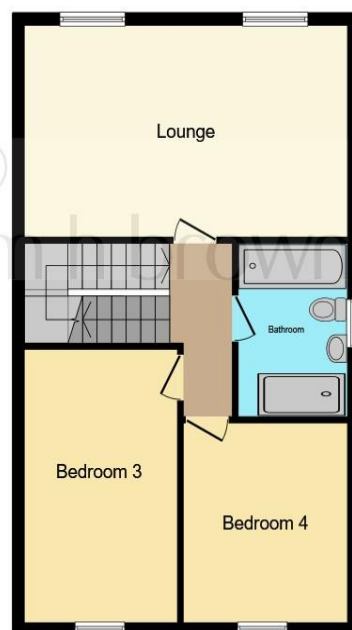
## **Jones Hill, Hampton Heights Peterborough**

A well kept and beautifully presented four bedroom detached home located in Hampton Heights, this home offers ample accommodation spread across three floors. To the ground floor there is an open plan kitchen/diner, study and downstairs w.c. As you approach the first floor you will find a family bathroom, two bedrooms and lounge. On the second floor there is a further two bedrooms both with en-suites. Outside the property there is a driveway and single garage with a pod car charging station, which is installed and ready for new owner. Hampton Heights is a popular location with easy access to motorway or other major road, as well as direct access to public transport around the City.

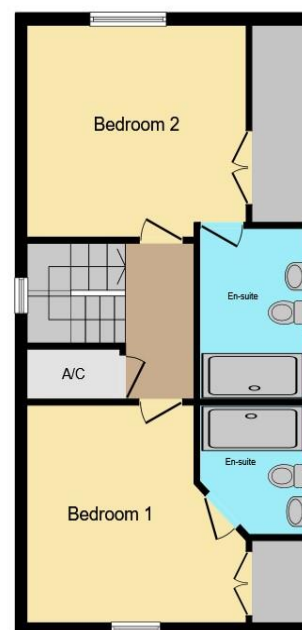




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

## Study

9' 7" + bay x 13' 3" ( 2.92m + bay x 4.04m )

## Utility Room

5' 2" x 6' 5" ( 1.57m x 1.96m )

## Kitchen/Diner

14' 7" x 19' 5" ( 4.45m x 5.92m )

## Snug Area

10' 2" x 11' 8" ( 3.10m x 3.56m )

## Downstairs Wc

## First Floor Landing

## Lounge

19' 3" x 11' 5" ( 5.87m x 3.48m )

## Bedroom

10' 2" x 11' 1" ( 3.10m x 3.38m )

## Bedroom

9' 1" x 15' ( 2.77m x 4.57m )

## Family Bathroom

## Second Floor Landing

## Bedroom

11' 4" x 11' 9" ( 3.45m x 3.58m )

## En-Suite

## Bedroom

11' 8" x 12' 8" ( 3.56m x 3.86m )

## En-Suite

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Jones Hill, Hampton Heights Peterborough

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- MODERN HOME
- NHBC WARRANTY TILL 2031

Tenure: Freehold EPC Rating: B

offers over

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FLE104413 - 0007

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