



177 Eagle Way

Hampton Vale PE7 8EL

Offers in the region of £530,000



## 177 Eagle Way

### Hampton Vale PE7 8EL

Brilliantly presented detached three storey property on Eagle Way, a very prominent position in Hampton Vale.

This property comprises of;

**Ground Floor-** entrance hall with understairs cupboard, lounge with double doors to the garden, dining room to the front, kitchen/breakfast room leading through to the utility that gives access to the w/c and the rear garden.

**First Floor-** landing with airing cupboard, bedroom one with built in wardrobes and an en suite shower room, bedroom four with built in wardrobe, bedroom five and a four piece family bathroom.

**Second Floor-** landing, bedrooms two and three which has access to the Jack & Jill en suite shower room.

**Outside-** frontage is laid with established shrubs and enclosed with railings, the side of the property is laid to gravel and again enclosed with railings. To the rear of the property; rear vehicular access giving off road parking of several vehicles and leading to the detached double garage. The garden is enclosed and mainly laid to lawn with a patio area and stocked borders.

This property is within easy reach of all Hampton has to offer and major transport links. This property has to be viewed to be appreciated.

Tenure: Freehold  
Council Tax Band: E







## Ground Floor

### Entrance Hall

### Lounge

22'3" x 11'6" (6.80m x 3.52m)

### Dining Room

10'11" x 9'9" (3.34m x 2.98m)

### Kitchen/Breakfast Room

13'2" x 10'11" (4.03m x 3.33m)

### Utility Room

### W/C

### First Floor

### Landing

### Bedroom One

22'4" max x 11'7" max (6.81m max x 3.55m max)

### En Suite Shower Room

### Bedroom Four

10'7" x 9'10" (3.24m x 3.00m)

### Bedroom Five

9'9" x 8'10" (2.99m x 2.70m)

### Family Bathroom

### Second Floor

### Bedroom Two

22'4" x 11'7" (6.83m x 3.54m)

### Bedroom Three

22'5" x 9'9" (6.85m x 2.98m)

### Jack & Jill En Suite

9'5" x 7'9" (2.88m x 2.38m)





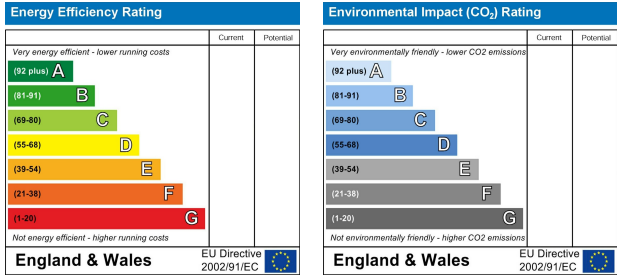
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk