



Hawksbill Way, Peterborough

Connells

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## Hawksbill Way, Peterborough

### Entrance Hall

Tiled walls, stairs to first floor.

### WC

Wash hand basin, WC.

### Lounge/Diner

11' x 29' 6" (3.35m x 8.99m)

Patio doors to side, radiator, open plan and laminate flooring.

### Kitchen

Window to side, integrated fridge/freezer and dishwasher, laminate flooring, high and low level storage with worktops over, oven with gas hob and good and sink/drain.

### Utility Room

9' 9" x 6' 4" (2.97m x 1.93m)

Window to front, door to side, units, space for washing machine, tiled flooring and sink.

### First Floor Landing

Laminate flooring and radiator.

### Bedroom One

10' 7" x 12' 7" (3.23m x 3.84m)

Window to side, laminate flooring, fitted wardrobe and radiator.

### En-Suite

Shower cubicle, WC, wash hand basin, tiled walls and flooring.

### Bedroom Two

9' 6" x 12' (2.90m x 3.66m)

Window to side, radiator and laminate flooring.

### Bedroom Three

8' 3" x 7' (2.51m x 2.13m)

Two windows to the front, window to the side, radiator, fitted wardrobe, laminate flooring and radiator.

### Bathroom

Windows to side and front, bath with shower over, wash hand basin, WC, tiled walls and flooring, radiator, spotlights and extractor fan.

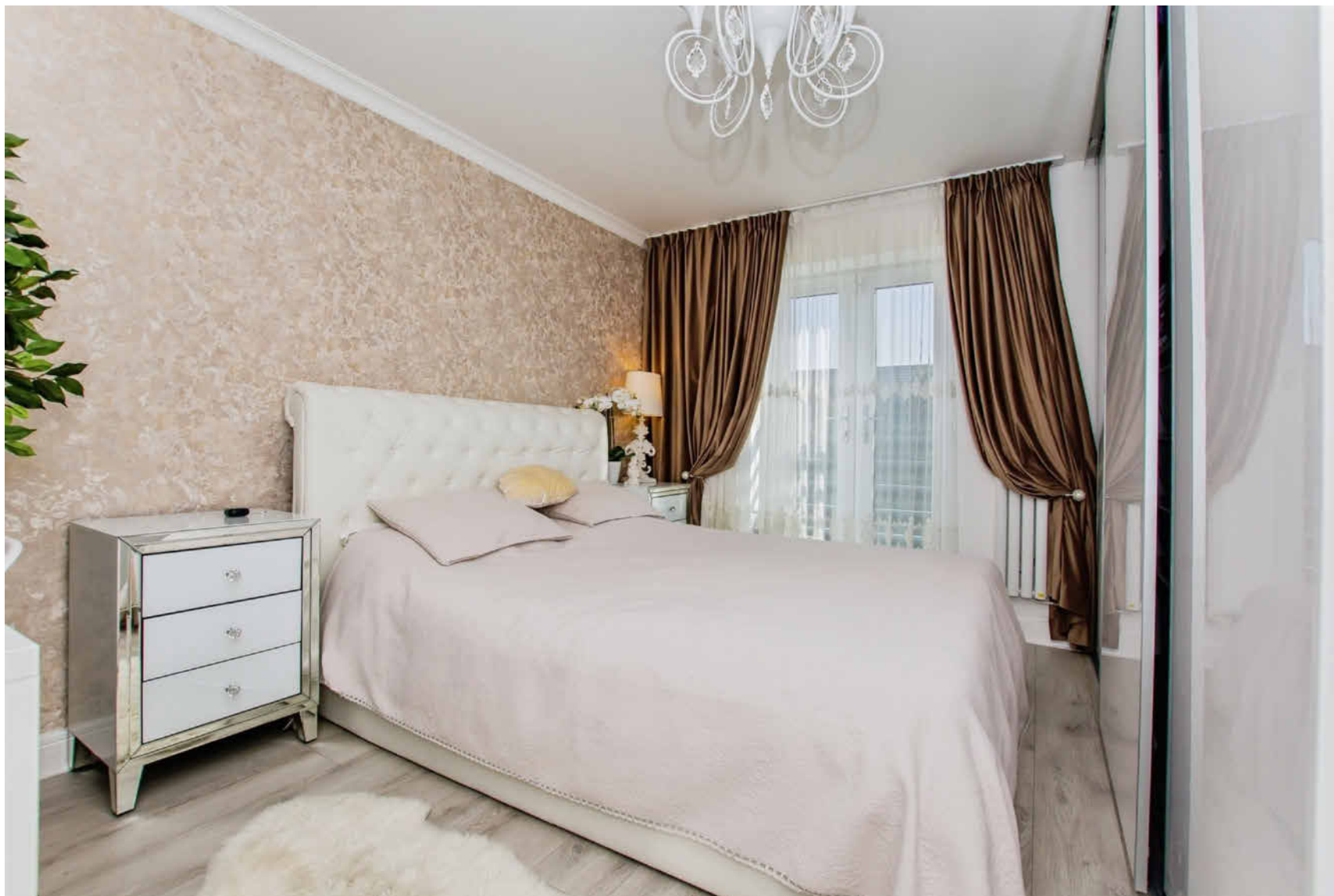
### Rear Garden

Lawn, patio area and summer house.









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The ground floor features a spacious and bright open-plan living/dining area, providing a welcoming space for relaxation and entertaining. The modern fitted kitchen is well-equipped, complemented by a separate utility room for added convenience. A downstairs WC adds to the practicality of the layout. Upstairs, the master bedroom boasts a private en-suite, while two further bedrooms offer ample space for family or guests. A stylish family bathroom completes the upper floor. Outside, the property benefits from a well-maintained garden, perfect for outdoor enjoyment. Located close to local amenities,

Offers in excess of

**£315,000**

EPC Rating: C

Council Tax Band: B

Tenure: Freehold



To view this property please contact us on

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