



Connells

Hawksbill Way
PETERBOROUGH

Hawksbill Way PETERBOROUGH PE2 8NS

for sale guide price
£300,000



Property Description

Located in the popular area of Fletton, this immaculate 3-bedroom semi-detached home is finished to an exceptional standard. Offering a perfect blend of style and practicality, the property is move-in ready and ideal for families or professionals.

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, schools, and transport links, this stunning home offers modern living in a sought-after location.

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/drainage.

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.

Outside

Rear Garden

Lawn, patio area and summer house.









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

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO311990

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO311990 - 0005