



**Connells**

Dukes Way  
Hampton Vale Peterborough



# Dukes Way Hampton Vale Peterborough PE7 8JN

for sale guide price  
**£325,000 - £350,000**



## Property Description

GUIDE PRICE - £325,000 - £350,000

Nestled in the sought-after area of Hampton Vale, this beautifully presented four-bedroom detached townhouse offers spacious, modern living ideal for families and professionals alike. Boasting an attractive garage and driveway with an EV charging point, this home is both future-proof and practical. The property welcomes you with a well-proportioned entrance hall and convenient downstairs WC, leading into a stylish and expansive open-plan kitchen/diner. Featuring contemporary fittings, integrated appliances, and a charming bay window, the kitchen is flooded with natural light, making it perfect for both entertaining and everyday living.

Spread across three levels, the property offers versatile and generous accommodation. The master bedroom benefits from a private en-suite, while three further well-sized bedrooms are served by a modern family bathroom. With neutral decor throughout and ample storage, the home is ready to move into and make your own. Located close to local schools, shops, and transport links, this is a rare opportunity to acquire a modern, energy-conscious home in one of Hampton's most desirable neighbourhoods.

## Entrance Hall

Laminate flooring, stairs.

## Cloakroom

WC, wash hand basin, storage cupboard, radiator and laminate flooring.

## Lounge

17' 4" x 10' 5" ( 5.28m x 3.17m )

Door to rear, window to rear, radiator and laminate flooring.

## Dining Room

8' 11" x 9' 8" ( 2.72m x 2.95m )

Plus bay window to front, laminate flooring and radiator.

## Kitchen

11' 8" x 9' 1" ( 3.56m x 2.77m )

Window to rear, sink/drain, oven with gas hob and hood, laminate flooring, space for fridge/freezer and dishwasher, radiator, high and low level storage with worktops over.

## Utility Room

6' 3" x 4' 8" ( 1.91m x 1.42m )

Door to rear, space for washing machine and wall mounted boiler.

## First Floor Landing

Storage cupboard, radiator, carpet and window to rear.

## Bedroom One

10' 4" x 9' 4" ( 3.15m x 2.84m )

Window to front, laminate flooring and radiator.

## Bedroom Two

10' 4" x 17' 3" ( 3.15m x 5.26m )

Windows to front and rear, fitted wardrobe and two radiators.

## En-Suite

Window to front, spotlights, shaver point, WC, wash hand basin, tiled walls, vinyl flooring, shower cubicle and extractor fan.

## Bathroom

Window to rear, bath, tiled walls, wash hand basin, WC, radiator and vinyl flooring.

## Second Floor

## Bedroom Three

10' 5" x 14' 2" max ( 3.17m x 4.32m max )

Restrictive head height, loft hatch, laminate flooring, window to front, skylight to rear and two radiators.

## WC

WC, radiator, wash hand basin, vinyl flooring and extractor fan.

## Bedroom Four

9' 4" x 14' 2" max ( 2.84m x 4.32m max )

Restrictive head height, carpet, window to front, skylight to rear and two radiator.

## Outside

Driveway to the side.

## Rear Garden

Side gate, patio area, decking, astro turf.

## Garage

18' 10" x 8' 6" ( 5.74m x 2.59m )

Up & over door, with electric.













**Ground Floor**



**First Floor**



**Second Floor**



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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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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