



Connells

Marius Crescent
Hampton Hargate Peterborough

Marius Crescent Hampton Hargate Peterborough PE7 8AA

for sale offers in excess of
£290,000



Property Description

Nestled in the highly sought-after area of Hampton Hargate, this beautifully presented four-bedroom semi-detached townhouse offers spacious and versatile living across three floors—perfect for modern family life. Ideally located close to well-regarded schools, local shops, and a range of amenities, this home combines convenience with comfort.

Upon entering, you are welcomed by a bright entrance hall leading to a handy cloakroom and a stunning open-plan lounge/kitchen/diner, ideal for entertaining or relaxing with family. The first floor hosts two well-proportioned bedrooms and a contemporary family bathroom, while the second floor boasts two further bedrooms, including a generous master suite complete with an en-suite shower room.

Outside, the property benefits from an enclosed rear garden—perfect for children or pets—and a private driveway leading to a single garage, offering ample off-road parking and storage.

This is a fantastic opportunity to secure a spacious family home in one of Peterborough's most desirable neighbourhoods.

Spacious 4-bed semi-detached townhouse in sought-after Hampton Hargate. Features open-plan lounge/kitchen/diner, 2 bathrooms, enclosed garden, driveway & garage. Close to schools, shops & local amenities—ideal for families or professionals.

Entrance Hall

Laminate flooring, door to front, stairs to first floor.

Cloakroom

Window to front, radiator, laminate flooring, tiled walls, wash hand basin, spotlights and WC.

Kitchen/Diner & Lounge

12' 2" max x 27' 9" (3.71m max x 8.46m)

Lounge/Diner - Sliding door to rear, radiator, laminate flooring. Kitchen - tiled flooring, oven with gas hob and hood, sink/drain, integrated dishwasher and washing machine, space for fridge freezer, radiator, spotlights, storage cupboards, high and low level storage with worktops over.

First Floor

Bedroom One (double)

12' 5" x 12' 10" (3.78m x 3.91m)

Carpet, radiator, two Juliette balconies to the front.

Bedroom Four (double)

8' 1" x 10' 3" (2.46m x 3.12m)

Two fitted wardrobes, window to rear, radiator and carpet.

Bathroom

Window to side, wash hand basin, WC, bath, shaver point, storage cupboard, wall mounted boiler, extractor fan, radiator and tiled walls.

Second Floor

Bedroom Two (double)

12' 9" x 12' 5" max (3.89m x 3.78m max)

Two fitted wardrobes, radiator, two windows to the front and carpet.

En-Suite

Window to the side, carpet, wash hand basin, WC, shower cubicle, extractor fan, shaver point, radiator, tiled walls.

Bedroom Three (double)

9' 2" x 12' 5" (2.79m x 3.78m)

Window to rear, fitted wardrobes, carpet and radiator.

Outside

Rear Garden

Side access to drive and garage and lawn.

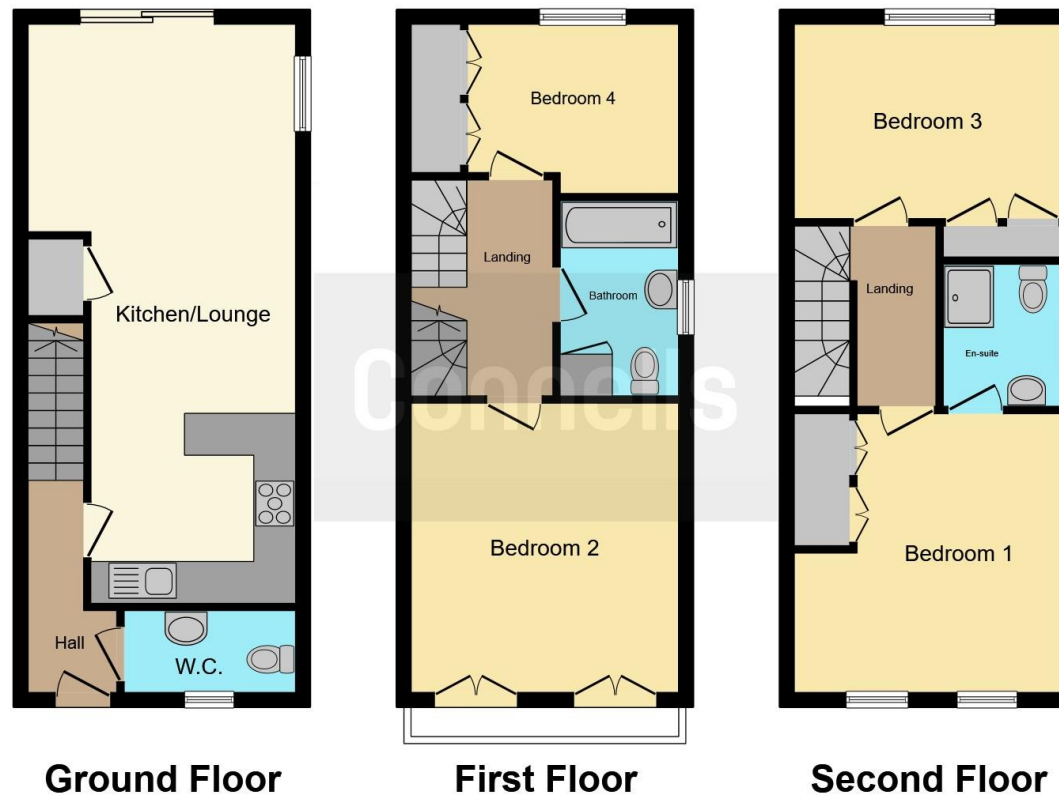
Garage

Up and over door and electric.









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

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: PBO312290 - 0004