



**Connells**

Eagle Way  
Hampton Vale Peterborough



## Property Description

Welcome to this beautifully maintained 4-bedroom mid-terrace family home, ideally situated in the popular and family-friendly area of Hampton Vale. Perfectly positioned close to local amenities, schools, parks, and transport links, this property offers both comfort and convenience for modern family living.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, ideal for relaxing with the family. A separate dining room provides a dedicated space for entertaining or family meals, while the well-equipped kitchen offers ample storage and worktop space. The ground floor also benefits from a bright and airy conservatory, perfect for year-round enjoyment, and a practical utility room for added convenience.

Upstairs, the property boasts four generously sized bedrooms, including a master bedroom with its own en-suite shower room. The family bathroom serves the remaining bedrooms, making this home ideal for growing families.

Outside, the enclosed rear garden provides a safe and private space for children to play or for summer gatherings. A garage also offers secure parking or additional storage.

This home combines space, functionality, and a great location—making it a fantastic opportunity for families looking to settle in Hampton Vale.

## Entrance Hall

With stairs leading to the first floor and doors leading to the cloakroom, lounge and kitchen. Laminate flooring and textured ceiling.

## Cloakroom

With a w/c, sink in vanity unit, tiled splashback and radiator. Frosted window to the side, lino flooring and textured ceiling.

## Lounge

16' 4" plus bay x 10' 3" ( 4.98m plus bay x 3.12m )

With a large bay window and a second window to the front, radiator, carpet and textured ceiling. Door leading to the dining room.

## Dining Room

9' 3" x 9' 3" ( 2.82m x 2.82m )

With a sliding door leading to the conservatory and an opening leading to the kitchen. Laminate flooring and radiator.

## Kitchen

9' 10" x 9' 2" ( 3.00m x 2.79m )

With a range of matching wall and base units with tiled splashback, integrated oven, gas hob, sink and drainer. Space for a dishwasher. Window to the rear, laminate flooring, textured ceiling and radiator. Door leading to the utility room and the hall.

## Utility Room

5' 11" x 4' 10" ( 1.80m x 1.47m )

With sink and drainer, base unit with worktop over and tiled splashback. Space for washing machine and tumble drier. Understairs storage cupboard. Window to the rear, door leading to the rear garden, textured ceiling, radiator and extractor fan.

## Conservatory

10' 3" x 9' 1" ( 3.12m x 2.77m )

Half brick built with a patio door leading to the garden. Laminate flooring and radiator.

## First Floor

### Landing

With an airing cupboard, loft access, carpet and textured ceiling. Doors leading to the bedrooms and bathroom.

### Bedroom One

11' x 10' 5" ( 3.35m x 3.17m )

With two windows to the front, carpet and radiator. Door leading to the en-suite.

### En-Suite

With a w/c, sink in vanity unit and shower unit. Heated towel rail, a frosted window to the side, recess lighting, shaver point and extractor fan. Half tiled with tiled flooring and textured ceiling.

### Bedroom Two

10' 6" x 9' 2" ( 3.20m x 2.79m )

With a window to the front, radiator, carpet and textured ceiling.

### Bedroom Three

9' x 6' 2" ( 2.74m x 1.88m )

With a window to the rear, radiator, carpet and textured ceiling.

### Bedroom Four

9' 4" x 6' 2" ( 2.84m x 1.88m )

With a window to the rear, radiator, carpet and textured ceiling.

### Bathroom

With w/c, sink and bath with shower attachment. Heated towel rail, a frosted window to the rear, shaver point and extractor fan. Half tiled with tiled flooring and textured ceiling.

### Rear Garden

Enclosed rear garden with brick and fence surround. Laid to lawn with a patio area and trees and shrubs.

### Garage

18' 4" x 8' 8" ( 5.59m x 2.64m )

With power and lighting.









**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold

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