



**Connells**

Aqua Drive  
Hampton Water PETERBOROUGH





## Property Description

This sought after area situated south of Peterborough is a popular location for families and couples with its wide range of shops, restaurants and pubs. Built around a series of lakes and parks offering picturesque views and walks and is a residential area of choice. Adjoining this is the Serpentine Green Shopping Centre offering a wide range of further amenities. There are also a range of schools including Hampton College, secondary and primary schools as well as two business parks Cygnet Park and Kingston Park. Hampton also has many commuter links with various bus routes and is easily accessible to the A1.

## Entrance Hall

With tiled flooring, radiator and storage cupboard. Doors leading to the cloakroom, utility room and kitchen/diner. Stairs leading to the first floor.

## Cloakroom

With a w/c, wash hand basin, radiator and lino flooring.

## Utility Room

8' 11" x 6' 1" ( 2.72m x 1.85m )  
With laminate flooring and window to the front.

## Kitchen Area

10' x 6' ( 3.05m x 1.83m )  
With a range of matching wall and base units with worktop over, sink and drainer, four ring gas hob with overhead extractor fan, single oven, fridge freezer, dishwasher, washing machine and lino flooring.

## Dining Area

9' 6" x 12' 10" ( 2.90m x 3.91m )  
With an understairs cupboard, radiator, tiled flooring and patio door opening up to the rear garden.

## First Floor Landing

With carpet, radiator and doors leading to the lounge and bedroom one.

## Lounge

11' 6" Into recess x 12' 10" ( 3.51m Into recess x 3.91m )  
With carpet, radiator and a window to the rear.

## Bedroom One

10' 2" x 10' 10" Plus Wardrobe ( 3.10m x 3.30m Plus Wardrobe )  
With wall to wall wardrobes, carpet, radiator and a window to the front. Door leading to the en-suite.

## En Suite

With double width shower, w/c, wash hand basin, radiator, extractor fan and lino flooring.

## Second Floor Landing

With carpet, radiator and doors leading to the bathroom, bedroom two and three.

## Bedroom Two

11' 5" Into recess x 12' 10" Into recess ( 3.48m Into recess x 3.91m Into recess )  
With access to the loft, wardrobe, velux window to rear, radiator and carpet. Sloped ceilings.

### Bedroom Three

10' 5" Into recess x 12' 10" Into recess ( 3.17m Into recess x 3.91m Into recess )  
With wardrobe, window to the front, radiator and carpet. Sloped ceilings.

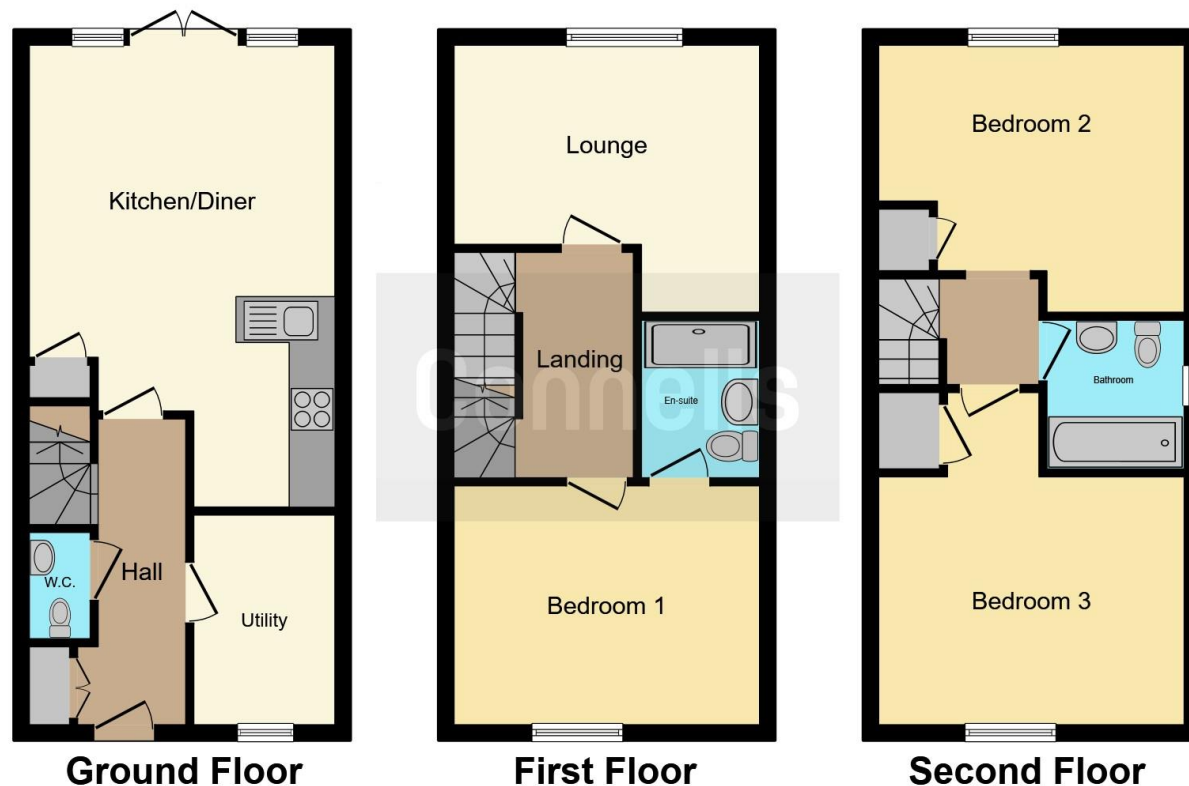
### Family Bathroom

With a w/c, wash hand basin, bath, radiator, extractor fan, a window to the side and lino flooring.

### Rear Garden

With a decking area, artificial grass, outside tap and access via a side gate.





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: B    Council Tax  
 Band: D

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Tenure: Freehold



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