



Hawksbill Way, Peterborough
£300,000 Freehold

**Sharman
Quinney**

Key Features



- Eco Semi-Detached Home
- Three Bedrooms
- En-suite Shower Room
- Lounge/Diner
- Kitchen/Breakfast Room + Utility Room

Ideal Family Home which benefits from being in walking distance to the City Centre, Train Station and Bus Terminal. In brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, two piece Downstairs Cloakroom, Lounge/Diner which has Bi-folding doors giving access into the rear garden, Kitchen/Breakfast Room which has a range of fitted eye and base level units, cupboards and drawers, worktop space, matching breakfast bar, built-in gas hob, electric oven, fridge/freezer, door to the Utility Room with worktop space, cupboard under and plumbing for a washing machine. First Floor Landing, doors to the Three bedrooms, off Bedroom 1 access to the three piece En-Suite Shower Room and to the Balcony, three Piece Family Bathroom. Outside to the front driveway providing off road parking, to the rear an Enclosed



Garden laid mainly to lawn with a patio seating area.

Entrance Hall - 14'7"max x 6'4"max (including stairs)

Downstairs Cloakroom - 6'7"max x 4'9"max

Lounge/Diner - 17'3" x 12'8"

Kitchen/Breakfast Room - 10'3" x 9'3"

Utility Room - 6'7" x 5'2"

First Floor Landing

Bedroom 1 - 15'max x 9'2"max (excluding built-in wardrobes)

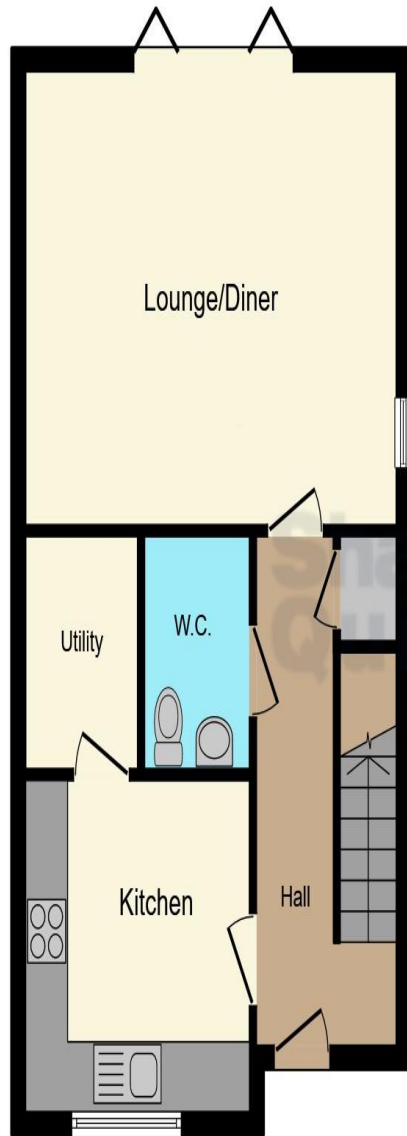
En-suite Shower Room - 5'1" x 4'3" (excluding wall-in shower cubicle)

Bedroom 2 - 12'4"max x 9'3"max

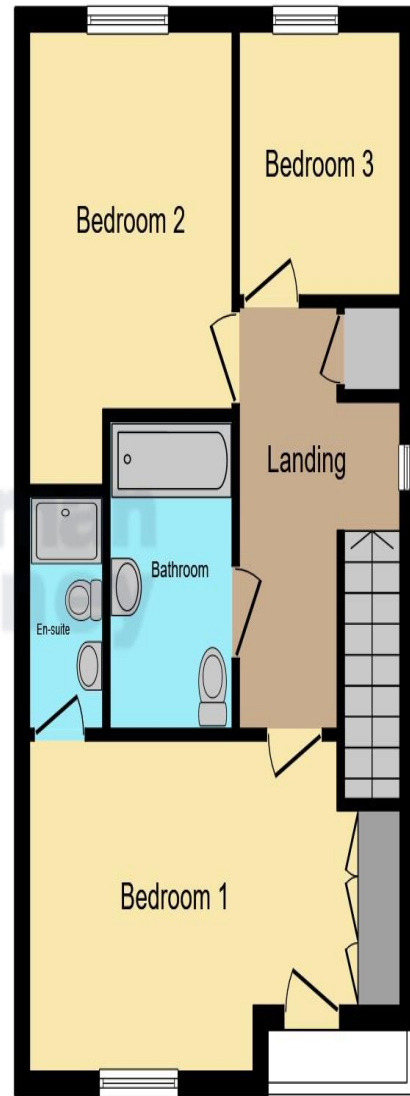
Bedroom 3 - 7'7" x 7'5"

Family Bathroom - 7'7"max x 5'8"max (including bath)





Ground Floor



First 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

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