



Tilgate Road, Hampton Water Peterborough PE7 8QT



welcome to

Tilgate Road, Hampton Water Peterborough

A very well-presented family home with accommodation over three floors to comprise entrance hall, lounge, kitchen diner, downstairs wc, two bedrooms, ensuite & bathroom to the first floor, master bedroom with ensuite & dressing room to second floor, gardens & parking.



Entrance Hall

Radiator, cloak cupboard, understairs storage cupboard.

Lounge

10' 2" plus bay x 15' 3" plus recess (3.10m plus bay x 4.65m plus recess)
double glazed window to the front, radiator, media wall.

Kitchen Diner

16' 1" x 10' 6" (4.90m x 3.20m)
Double glazed window to the front & French doors to the side, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven built in dishwasher fridge freezer & washer dryer.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Radiator, laundry cupboard.

Bedroom 2

12' x 10' 5" max (3.66m x 3.17m max)
Double glazed windows to the front & side, radiator.

Ensuite

Frosted double glazed door to the side, close coupled wc, hand wash basin, shower cubicle, radiator.

Bedroom 3

9' 6" x 10' 5" plus doorway (2.90m x 3.17m plus doorway)
Double glazed windows to the front & side, radiator.

Second Floor

Radiator, door to master bedroom & dressing room (formerly bedroom 4).

Bedroom 1

11' 11" x 11' 6" (3.63m x 3.51m)
Double glazed windows to the front & side, radiator, part sloped ceiling.

Ensuite

Close coupled wc, hand wash basin, shower cubicle.

Dressing Room (Former Bed 4)

10' 1" x 6' 10" plus wardrobes (3.07m x 2.08m plus wardrobes)
Double glazed windows to front & side, range of fitted wardrobes & dresser drawer unit.

Outside The Property

There is an open plan garden to the front and the main garden extends to the side of the property and offers a paved patio area and is laid to lawn, enclosed & with gated access to the parking area, within which there are two allocated parking spaces.



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welcome to

Tilgate Road, Hampton Water Peterborough

- entrance hall
- lounge, kitchen diner, downstairs wc
- three / four bedrooms
- ensuite, family bathroom, additional ensuite to master
- gardens & off-road parking, COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

offers in excess of

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ108366 - 0010

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