

**Chalice Close, Hampton Gardens Peterborough PE7 8RL** 

## welcome to

# **Chalice Close, Hampton Gardens Peterborough**

A very well-presented home, offering accommodation arranged over three floors to comprise: lounge, family room, kitchen diner, utility, downstairs wc, five bedrooms, family bathroom, Jack and Jill ensuite to the master bedrooms along with a balcony to the bedroom from which to enjoy lake views..

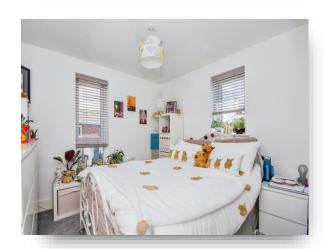












#### **Entrance Hall**

Stairs to first floor with understairs cupboard.

## **Family Room**

17'  $3'' \times 10' 4''$  (  $5.26m \times 3.15m$  ) Windows to the front & side, two radiators.

#### **Kitchen Diner**

9' 10" x 17' 1" ( 3.00m x 5.21m )

Windows to the rear & side & French doors to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted oven & hob, dishwasher, fridge freezer, radiator. Walk in pantry.

## Utility

9' 7" x 7' (2.92m x 2.13m)

Sink drainer with macerator & boiling water tap set into work surface, plumbing for washing machine, doors to garage. & the rear garden.

### **Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

## **First Floor Landing**

Window to the side, doors to:

#### Lounge

11' 2" x 17' 2" ( 3.40m x 5.23m )

French doors opening to Juliet balcony at the front, window to the side, radiator

#### **Bedroom 3**

9' 9" x 9' 5" plus doorway ( 2.97m x 2.87m plus doorway ) Windows to the rear & side, radiator.

#### **Bedroom 4**

11' 7" x 9' 7" ( 3.53m x 2.92m ) Two windows to the rear, radiator.

#### **Bedroom 5**

9' 7" x 7' 9" ( 2.92m x 2.36m ) Window to the front, radiator.

#### Bathroom

Window to the rear, close coupled wc, hand wash basin, panel bath, radiator.

#### **Second Floor**

Doors to bedrooms 1 & 2 & door to jack & Jill ensuite.

#### **Bedroom 1**

16' 4" x 10' 10" ( 4.98m x 3.30m )

Window to the side & french doors to balcony at the front, radiator.

#### **Bedroom 2**

9' 9" x 12' 7" ( 2.97m x 3.84m )

Windows to rear & side, radiator, walk in wardrobe.

## **Outside The Property**

This home enjoys views to the lake at the front and a double width driveway leads to the garage which has an up & over door, power connected & internal door to the rear. The garage has been part converted to provide the utility room & has dimensions of 12ft 3in x 9ft 11in max. The rear garden offers a part covered porcelain tiled patio area which continues into a pathway around the garden. There is an outside water tap & the garden is enclosed by fencing with gated side access.





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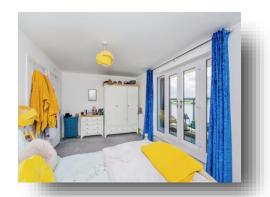
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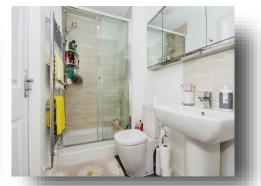
- Very well-presented executive home
- Flexible accommodation over three floors
- Ensuite & balcony to master bedroom
- Views over lake to the front
- Council tax band E

Tenure: Freehold EPC Rating: B

guide price

£500,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ108521 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk

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