

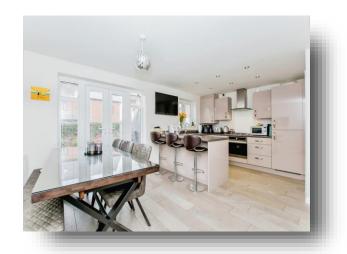
**Greenfield Way, Hampton Water Peterborough PE7 8RX** 



## welcome to

## **Greenfield Way, Hampton Water Peterborough**

A very well presented, deceptively spacious family home which is set in a pleasant location, towards the edge of this site after development. This home benefits from a downstairs wc & ensuite to the master bedrooms as well as a pleasant rear garden & must be viewed to appreciate.













#### **Entrance Hall**

Stairs to first floor.

#### Lounge

11' 3" x 14' 2" ( 3.43m x 4.32m ) Window to the front, radiator.

#### **Kitchen Diner**

18' 2" x 11' 5" ( 5.54m x 3.48m )

Window & French doors to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven, fridge freezer & dishwasher, breakfast bar, radiator.

#### Utility

6' 3" x 5' 5" ( 1.91m x 1.65m )

Half glazed door to the side, sink drainer set into work surface, plumbing for washing machine.

#### **Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

## **First Floor Landing**

Doors to bedrooms & bathroom.

#### **Bedroom 1**

10' 8" x 9' 8" ( 3.25m x 2.95m ) Window to the rear, radiator.

#### **En-Suite**

Frosted window to the side, close coupled wc, hand wash basin, shower cubicle, radiator.

#### **Bedroom 2**

13' 1" x 10' 8" ( 3.99m x 3.25m ) Window to the front, radiator.

## **Bedroom 3**

11' 8" x 7' 2" max inc wardrobe (  $3.56m \times 2.18m \text{ max}$  inc wardrobe )

Window to the rear, radiator, fitted wardrobe.

#### **Bathroom**

Frosted window to the front, close coupled wc, hand wash basin, panel bath with shower mixer tap & shower screen, radiator.

### **Outside The Property**

To the front, there is a double width block paved parking area. To the rear, the garden offers a paved patio area and is laid to lawn with well stocked borders. The garden is enclosed by fencing.





## welcome to

# **Greenfield Way, Hampton Water Peterborough**

- entrance hall
- lounge and kitchen diner
- downstairs wc and utility
- three bedrooms, en-suite and family bathroom
- gardens and driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £320,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/YXZ109265



Property Ref: YXZ109265 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



william h brown

Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk

01733 242433

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.