



Eagle Way, Hampton Vale, PE7 8EL

£335,000

PRICED TO SELL NOW!!! Modern double fronted detached house in popular location. Modern dining kitchen & utility room plus contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!**



163 Eagle Way, Hampton Vale, PE7 8EL

We are delighted to offer for sale this modern double fronted detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from Nest controlled gas central heating, with a new boiler re-fitted in 2022, plus under floor heating to the dining kitchen and PVCu double glazing. There is a modern dining kitchen with appliances and utility room plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear, stable door from utility to rear garden, Juliette balconies to 2 bedrooms plus built in and fitted wardrobes to 2 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. The first floor hosts a master bedroom with en suite plus a further double bedroom and family bathroom, all accessed from the landing. There are 2 further double bedrooms to the top floor.

The property has well presented garden areas with patio and artificial turf plus outside tap. There are 2 parking spaces plus a garage with power and light.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling.

Lounge 17'0" x 10'3" (5.19m x 3.13m)

A light through room with feature radiator and French doors to the rear. With carpets and blinds.

Dining Kitchen 17'0" x 9'10" (5.19m x 3.02m)

A light through room having a comprehensive range of modern wall and base units with complimenting overlay worktops and glass splash back. With double oven, warming drawer, induction hob, hood and American fridge freezer. With under floor heating, floor tiling, recessed spot lights and blind.

Utility 5'10" x 5'8" (1.79m x 1.74m)

Having modern units with overlay worktops plus space for washing machine. Stable door leading to rear garden.

WC 4'5" x 2'9" (1.36m x 0.84m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 17'0"(max) x 10'3"(max) (5.19m(max) x 3.13m(max))

With French doors leading to Juliette balcony. With recessed spot lights, carpets and blinds.

En Suite 7'3" x 4'7" (2.22m x 1.40m)

Having contemporary white sanitary ware with walk in shower, vanity basin, chrome ladder radiator, recessed spot lights plus wall and floor tiling.

Bedroom 4 10'7" x 10'0" (3.25m x 3.05m)

A double bedroom currently used as a dressing room with built in and fitted wardrobes which could be removed if needed. Having French doors and Juliette balcony.

Bathroom 6'10" x 6'2" (2.10m x 1.89m)

Having a contemporary white suite with stand alone bath and tiling.

SECOND FLOOR

Landing 2

With fitted carpets.

Bedroom 2 12'8"(max) x 10'5"(max) (3.87m(max) x 3.18m(max))

With built in wardrobes plus carpets and curtains.

Bedroom 3 12'8"(max) x 10'2"(max) (3.88m(max) x 3.11m(max))

With carpets and curtains.

EXTERNAL

The property has well presented garden areas with patio and artificial turf plus outside tap. There are 2 parking spaces plus a garage with power and light.





