

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-45

83

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

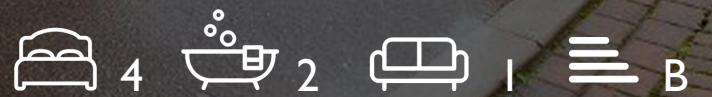
Viewing



Brodie Place

Hampton Gardens, Peterborough, PE7 8QD

Offers In Excess Of £330,000



## Brodie Place

Hampton Gardens,  
Peterborough, PE7 8QD

City & County are excited to present this brilliant FOUR BEDROOM DETACHED family home located in a quite cul-de-sac location of the desirable Hampton Gardens. Only four years old, and still under warranty this would make a perfect buy for a growing family! Within walking distance to local amenities, local schooling and transport links into the city centre. The property benefits from uPVC double glazing and gas central heating throughout.

Entrance hall benefits from a fitted carpet and access into a spacious lounge found to the front of the home. To the rear is a stunning open plan kitchen/dining room, offering a perfect entertaining space with French doors into the garden. The brand-new kitchen boasts an array of work surfaces, cupboard storage, integrated oven and gas hob with extractor fan over, integrated fridge/freezer and dishwasher. Just off the kitchen includes a utility room with the boiler, space for a washing machine, tumble dryer and worktops. From the utility is a handy downstairs cloakroom, with a w/c and wash hand basin. Upstairs to the first floor there are four double bedrooms and the family bathroom, which houses a three-piece white suite. The master bedroom also boasts a stylish three-piece en-suite comprising a shower cubicle, wash hand basin and w/c.

Outside the driveway provides off-road parking for three vehicles to the front, leading to the integral garage with plenty of storage, a front garden and a footpath leading to the entrance door. To the rear is a beautiful, low maintenance garden which is mainly laid to lawn, fully enclosed via wooden fence, and gated side access to the front. Please contact the office to arrange your viewing today!



**Entrance Hall**  
4'7" x 5'4"

**Living Room**  
15'8" x 11'0"

**Kitchen**  
10'2" x 18'3"

**Utility Room**  
7'0" x 5'2"

**WC**  
2'10" x 5'2"

**Landing**  
6'2" x 7'0"

**Master Bedroom**  
10'4" x 10'11"

**En-Suite**  
6'0" x 4'10"

**Bedroom Two**  
12'2" x 9'3"

**Bedroom Three**  
9'6" x 7'0"

**Bedroom Four**  
9'6" x 9'3"

**Bathroom**  
6'3" x 7'0"

**Garage**  
15'10" x 8'11"

**EPC: B**  
83/93

**Tenure: Freehold**

**DRAFT DETAILS AWAITING VENDORS APPROVAL**