



Kite Way

Hampton Vale, Peterborough, PE7 8PT

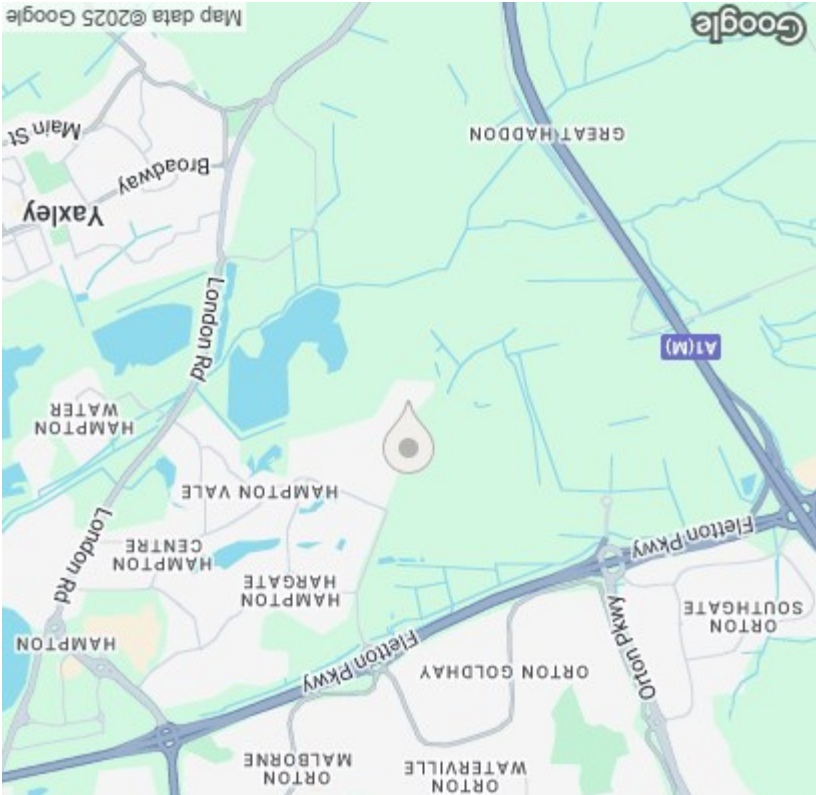
Guide Price £390,000 - Freehold , Tax Band - E

5 3 2 B

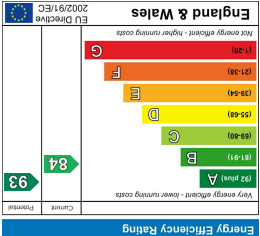
Floor Plan



Area Map



Energy Efficiency Graph



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.

Disclaimer 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, 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. 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/>

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****GUIDE PRICE £390,000 - £410,000****
****NO FORWARD CHAIN****
Welcome to this modern and spacious five-bedroom detached townhouse, perfectly situated in the sought-after area of Hampton Vale. This impressive family home offers versatile living across three floors, designed to cater to the needs of contemporary family life. Key features include off-road parking, an integral half-converted garage, and an enclosed rear garden, providing both practicality and outdoor space. Inside, the property boasts two reception rooms and a generous kitchen/dining room, ideal for entertaining or family gatherings. With three bathrooms, and a convenient downstairs cloakroom, this home ensures comfort and functionality for busy households. Located near excellent local schools, amenities, and transport links, it's an ideal choice for families seeking convenience and style in a vibrant community.

Step into this stunning five-bedroom detached townhouse, offering modern family living across three thoughtfully designed floors in the desirable Hampton Vale area. Upon entering, the entrance hall provides access to a convenient downstairs cloakroom and under-stairs storage. The ground floor hosts a spacious living room with direct access to the garden, creating a seamless flow for indoor-outdoor living. Adjacent is the full-length kitchen/dining room, featuring matching base and eye-level units, a sink, an integrated fridge freezer, a dishwasher, an oven, and a gas hob with an extractor hood over. There is also space for a washing machine, while French doors open directly into the rear garden. The first floor offers versatility with two double bedrooms, a three-piece family bathroom, and an expansive lounge complete with a Juliette balcony, perfect for relaxing or entertaining. The second floor boasts three additional bedrooms, including the master suite with a private three-piece en-suite bathroom. Another three-piece family bathroom completes this level, ensuring ample facilities for a busy household. Outside, the property features an enclosed rear garden with a patio area and lawn, complemented by gated side access to the front. The front of the home includes a block-paved driveway accommodating at least three cars, along with an electric charging point for added convenience.

This beautifully presented property combines style, practicality, and a prime location near excellent local schools and amenities, making it the ideal family home.

Entrance Hall
1.08 x 4.07 (3'6" x 13'4")

WC
0.95 x 2.08 (3'1" x 6'9")

Living Room
3.00 x 4.09 (9'10" x 13'5")

Kitchen Diner
3.48 x 6.00 (11'5" x 19'8")

First Floor Landing
2.01 x 2.24 (6'7" x 7'4")

Lounge
3.07 x 6.00 (10'0" x 19'8")

Bedroom Four
3.45 x 2.87 (11'3" x 9'4")

Bedroom Five
3.07 x 3.02 (10'0" x 9'10")

Bathroom
2.46 x 1.76 (8'0" x 5'9")

Second Floor Landing
2.00 x 2.28 (6'6" x 7'5")



Master Bedroom
3.53 x 3.83 (11'6" x 12'6")

En-Suite To Master Bedroom
3.53 x 3.83 (11'6" x 12'6")

Bathroom
2.64 x 1.64 (8'7" x 5'4")

Bedroom Two
3.11 x 3.08 (10'2" x 10'1")

Bedroom Three
3.11 x 2.84 (10'2" x 9'3")

Garage
3.15 x 2.07 (10'4" x 6'9")

EPC - B
84/93

Tenure - Freehold
There is a community Green Space Charge payable, current figure to be confirmed.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Driveway Private, Ev Charging Private, Garage Integral, Off Street Parking, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

