



Broadstone Drive
Hampton Water, Peterborough, PE7 8QR

Guide Price £350,000 - Freehold , Tax Band - D

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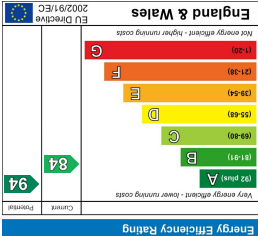
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map



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 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. 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 £350,000 - £400,000
Tucked away in a peaceful cul-de-sac in Hampton Water, Peterborough, this beautifully presented link-detached home offers the perfect blend of space, style and practicality. Designed with modern family living in mind, it boasts a large and contemporary kitchen diner – ideal for both everyday meals and entertaining – along with a spacious layout throughout. The master bedroom benefits from its own en-suite, while a downstairs cloakroom adds extra convenience. Outside, the property features a single garage and car port, providing excellent parking and storage options. With its generous proportions and sought-after location, this home is an ideal choice for families looking for comfort and convenience.

This attractive link-detached property on Broadstone Drive, Hampton Water, Peterborough, offers generous and well-planned accommodation ideal for modern family living. The ground floor is thoughtfully designed, featuring a welcoming entrance hall with access to a convenient cloakroom. A bright and spacious lounge sits to the front of the home, while to the rear, a large open-plan kitchen diner provides the perfect hub for family meals and entertaining, with French doors opening out to the garden. Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining three bedrooms are served by a modern family bathroom. The layout allows for flexibility, making it well-suited to growing families or those needing space for a home office. Outside, the home enjoys a quiet cul-de-sac setting, complemented by a single garage and car port for secure parking and storage. With its spacious interiors, contemporary kitchen diner, and practical features throughout, this property represents an excellent opportunity to secure a stylish family home in the sought-after Hampton Water development.

Entrance Hall
4.21 x 1.16 (13'9" x 3'9")

WC
2.11 x 0.88 (6'11" x 2'10")

Lounge
4.98 x 3.28 (16'4" x 10'9")

Kitchen Diner
3.35 x 5.50 (10'11" x 18'0")

Landing
1.22 x 2.67 (4'0" x 8'9")

Master Bedroom
4.20 x 2.73 (13'9" x 8'11")

En-Suite to Master Bedroom
1.81 x 2.00 (5'11" x 6'6")

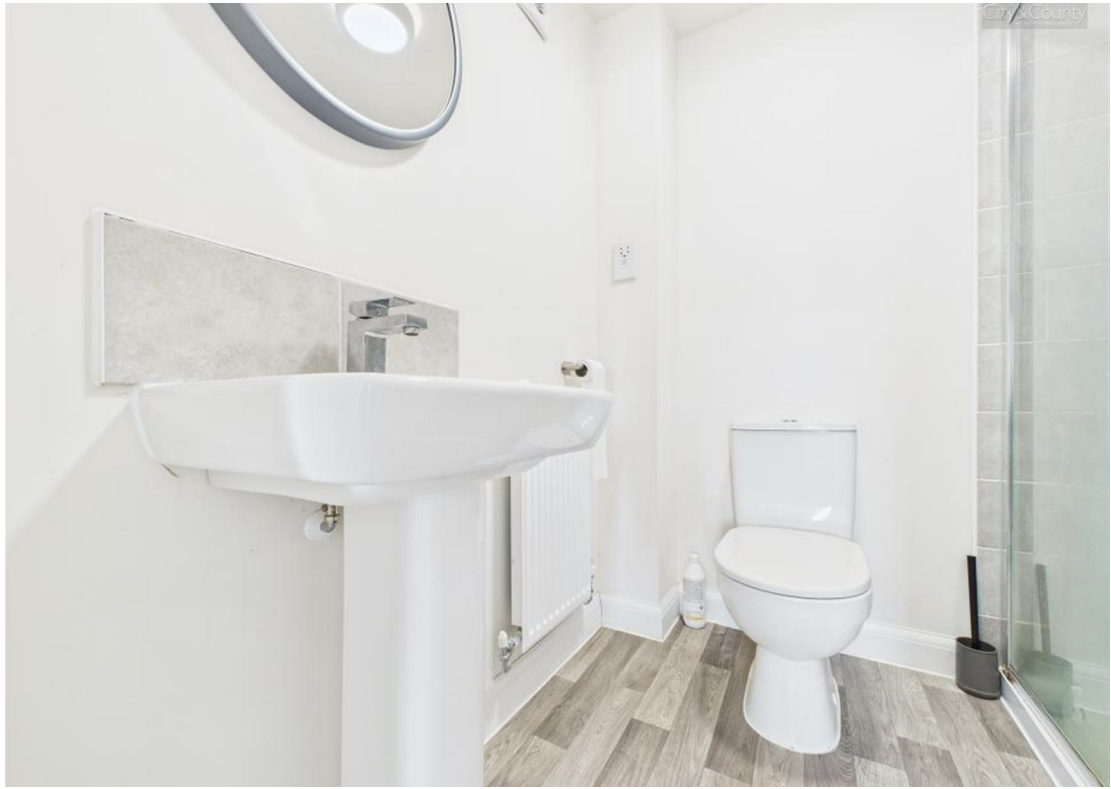
Bedroom Two
5.00 x 3.08 (16'4" x 10'1")

Bedroom Three
2.91 x 3.64 (9'6" x 11'11")

Bathroom
2.91 x 1.73 (9'6" x 5'8")

Bedroom Four
2.14 x 2.67 (7'0" x 8'9")

EPC - B
84/94



Tenure - Freehold
There is a community Green Space Charge payable, current figure is £350 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: No
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 NOT allowed: 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: Single Garage, Garage Carport, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
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

