



Reedland Way

Hampton Vale, Peterborough, PE7 8EZ

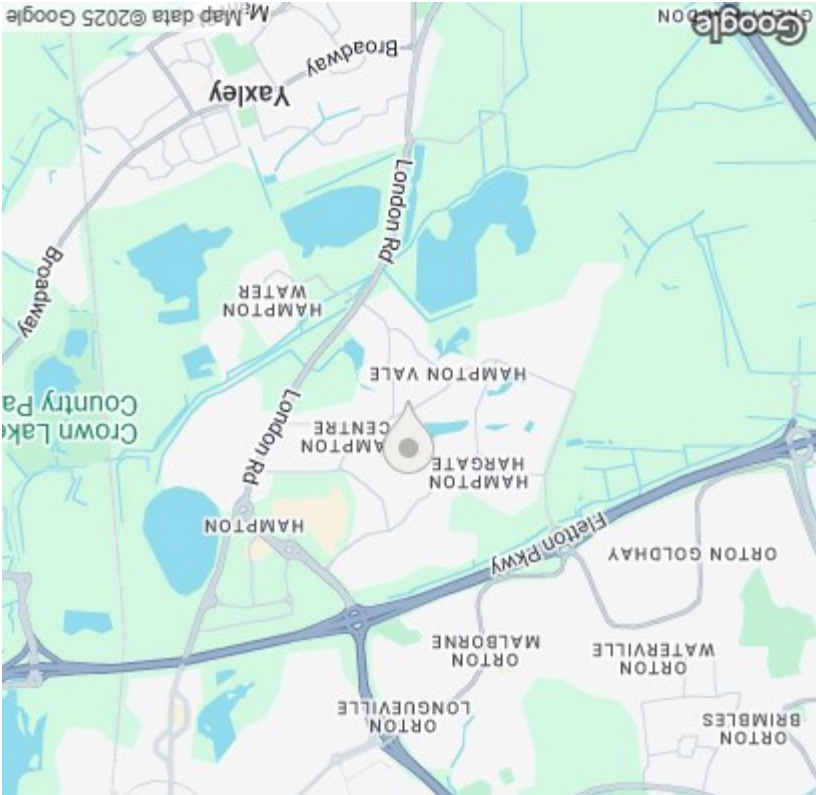
£425,000 - Freehold , Tax Band - E

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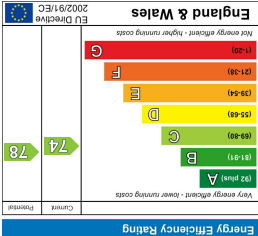
Floor Plan



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.

Viewing

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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This superbly presented and spacious family home in Reedland Way, Hampton Vale offers versatile accommodation across three floors, finished to an excellent standard throughout. With a stylish kitchen featuring granite worktops and integrated appliances, two newly updated en-suites, and a generous corner plot with a gated driveway and double garage, it provides an ideal blend of comfort, practicality, and modern living.

This beautifully presented and highly versatile family home in Reedland Way, Hampton Vale offers an impressive sense of space arranged across three well-planned floors, beginning with a welcoming entrance hallway that provides access to a study at the front of the house and a flexible dining room/bedroom option opposite, along with a useful utility room and a neatly tucked-away WC; moving through to the rear, the stunning kitchen-diner spans the full width of the home and has been finished to a very high standard, featuring elegant granite worktops, integrated appliances, and French doors opening onto the garden, making it an ideal hub for family life and entertaining. On the first floor, a generous landing leads to a well-proportioned living room stretching across the back of the property, while to the front are two further bedrooms served by the family bathroom; the top floor offers an excellent private retreat, with the master bedroom benefiting from its own dressing room and a recently updated en-suite shower room, alongside another double bedroom also enjoying a refreshed en-suite, creating a superb layout for growing families or guests. Outside, the home occupies an attractive corner plot with the rear garden enclosed by a combination of fencing and brick wall for added privacy, and to the side a gated driveway provides secure parking directly in front of the double garage, completing a home that blends comfort, quality, and practicality in an exceptional setting.

- Entrance Hall
1.82 x 4.21 (5'11" x 13'9")
- Snug/Bedroom Five
3.12m x 3.10m (10'3" x 10'2")
- Office
2.47 x 2.48 (8'1" x 8'1")
- WC
1.93 x 1.04 (6'3" x 3'4")
- Kitchen Diner
7.76 x 3.03 (25'5" x 9'11")
- Utility Room
2.46 x 1.56 (8'0" x 5'1")
- First Floor Landing
1.82 x 4.67 (5'11" x 15'3")
- Living Room
3.18 x 7.39 (10'5" x 24'2")
- Bedroom Three
4.49 x 2.66 (14'8" x 8'8")
- Bathroom
2.30 x 1.85 (7'6" x 6'0")
- Bedroom Four
2.53 x 2.71 (8'3" x 8'10")
- Second Floor Landing
1.84 x 0.89 (6'0" x 2'11")
- Master Bedroom
4.10 x 3.67 (13'5" x 12'0")
- Dressing Room To Master Bedroom
1.89 x 3.67 (6'2" x 12'0")
- En-Suite To Master Bedroom
2.53 x 1.68 (8'3" x 5'6")



- Bedroom Two
3.13 x 3.61 (10'3" x 11'10")
- Dressing Room To Bedroom Two
1.83 x 1.35 (6'0" x 4'5")
- En-Suite To Bedroom Two
2.28 x 1.82 (7'5" x 5'11")
- Garage
5.17 x 5.68 (16'11" x 18'7")
- EPC - C
74/78
- Tenure - Freehold
- 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 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: Double Garage, Driveway Private, Off Street
- Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Ftp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: TBC



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.