

for sale

offers in excess of **£425,000**



East Water Crescent Hampton Vale Peterborough PE7 8LU

Located on East Water Crescent in Hampton Vale, viewings are highly recommended of this beautiful five bedroom house. Offering flexible and spacious accommodation over three floors, the property is presented to a high standard and would make an ideal family home. Call 01733 229483 for more details.



East Water Crescent Hampton Vale Peterborough PE7 8LU

Entrance Hall

Double glazed door to the front aspect, radiator, laminate flooring, door to the understairs storage cupboard and stairs to the first floor.

Cloakroom

Pedestal wash hand basin, close coupled W.C and a radiator.

Lounge

19' 2" x 11' 2" (5.84m x 3.40m)

Double glazed window to the front aspect, double glazed French doors to the rear aspect, inset gas fire with feature surround, wall lights and two radiators.

Dining Room / Play Room

10' 9" x 8' 9" (3.28m x 2.67m)

Double glazed window to the front aspect and a radiator.

Kitchen / Diner

17' 2" x 10' 2" plus recess (5.23m x 3.10m plus recess)

Worktops with a rolled edge, cupboards at base and eye level with drawers, inset 1.5 bowl stainless steel sink and drainer with mixer tap, mosaic style tiling to the rear of the worktops, inset gas hob, integrated electric double oven, integrated dishwasher, integrated fridge/freezer, two double glazed French doors to the rear and side aspect and a radiator.



Utility Room

7' 2" x 5' 4" (2.18m x 1.63m)

Worktop with a rolled edge, tiling to the rear of the worktop, cupboards at base and eye level, inset stainless steel sink and drainer and mixer tap, space and plumbing for a washing machine, wall mounted combi boiler, door to the side aspect and a radiator.

First Floor Landing

Bedroom One

17' 2" plus recess x 11' 7" (5.23m plus recess x 3.53m)

Double glazed window to the front aspect, radiator, two built in wardrobes, archway to the dressing area with built in double wardrobes and a door to the en-suite.

En-Suite

Frosted double glazed window to the rear aspect, radiator, panel bath with shower over, pedestal wash hand basin with tiling to the rear of the basin and a close coupled W.C.

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to the front aspect, two built in wardrobes, radiator and a door to the En-Suite

En-Suite

Fully tiled double shower cubicle, close coupled W.C, pedestal wash hand basin with tiling to the rear, radiator and a double glazed frosted window to the rear aspect.

Bedroom Five

7' 5" x 6' 8" (2.26m x 2.03m)

Double glazed window to the front aspect and a radiator.

Second Floor Landing

Bedroom Three

14' 2" x 11' 3" (4.32m x 3.43m)

Double glazed windows to the side and rear aspects, two built in wardrobes and two radiators. Restricted head height.

Bedroom Four

14' 4" x 10' 6" (4.37m x 3.20m)

Two double glazed windows to the front and side aspects, two built in wardrobes and two radiators. Restricted head height.

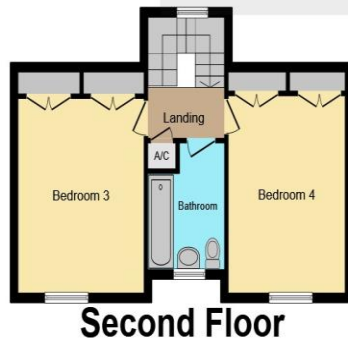
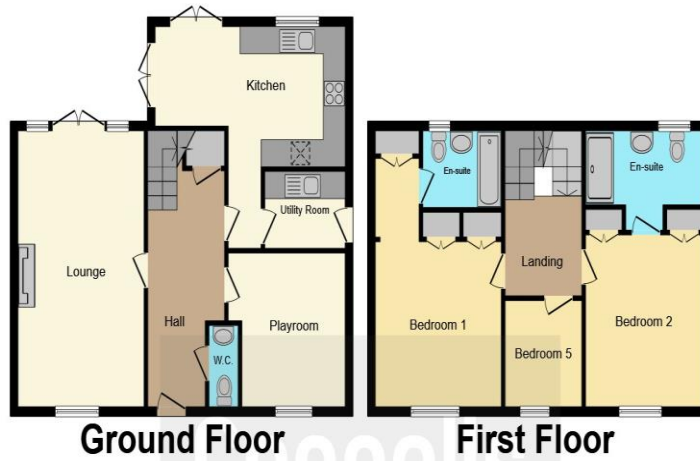
Family Bathroom

The family bathroom is majority tiled and has a panel bath with shower over, pedestal wash hand basin, close coupled W.C, double glazed velux window to the aspect and access to the loft.

External

The front of the property has a small section of lawn and a path to the front door. The rear garden is majority laid to lawn and is fully enclosed by a brick wall offering increased security. There is a patio seating area and a side access gate. The side of the property has gated access providing off road parking and leads down to the double garage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HAH305761 - 0008

Tenure: Freehold

EPC Rating: D

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