

for sale

£400,000



## Aqua Drive Hampton Water Peterborough PE7 8QL

Viewings are recommended of this beautiful family home. Offering spacious living spread over three floors, this detached house benefits from four bedrooms with an en suite to the master, a shower room and a family bathroom, along with a beautiful kitchen and generous sized lounge.





# Aqua Drive Hampton Water Peterborough PE7 8QL

## Entrance Hall

With doors leading to the kitchen/diner, lounge and cloakroom. Two storage cupboards and stairs leading to the first floor.

## Cloakroom

With a wc, wash hand basin and radiator.

## Lounge

16' 2" x 10' 2" into bay window ( 4.93m x 3.10m into bay window )  
With two windows to the front and a bay window to the side. Feature fireplace in media wall, wooden flooring and two radiators,

## Kitchen / Diner

16' 1" x 10' 4" ( 4.90m x 3.15m )

With a range of matching wall and base units in cream with spotlights in the kickboards and worktop over. 1.5 sink and drainer, double oven with 4 ring induction hob and extractor hood, integrated dishwasher, fridge/freezer and wine cooler. Two windows to the front, window to the side and patio doors to the side leading to the rear garden.



## First Floor Landing

With carpet, airing cupboard, window to the front and stairs leading to the second floor.

## Bedroom One

10' 11" x 10' 4" ( 3.33m x 3.15m )

With fitted double wardrobe, two windows to the front and a window to the side. Carpet, radiator and door leading to the en suite.

## En Suite

With a fully tiled double shower cubicle, wc and wash hand basin. Shave point, radiator and window to the side.

## Bedroom Four

9' 5" x 10' 4" ( 2.87m x 3.15m )

With two windows to the front and a window to the side. Carpet and radiator.

## Bathroom

Bath with a shower attachment over, wc, wash hand basin, window to the side and radiator.

## Second Floor Landing

With a window to the front and doors leading to bedrooms two and three and shower room.

## Bedroom Two

12' 10" x 10' 4" ( 3.91m x 3.15m )

With fitted wardrobes, carpet and radiator. Velux window to the front, window to the side and loft access. Door leading to the shower room. Restricted head height.

## Bedroom Three

12' 11" x 11' 6" ( 3.94m x 3.51m )

With fitted wardrobes, carpet and radiator. Velux window to the front and window to the side. Restricted head height.

## Shower Room

With a double shower cubicle, wc, wash hand basin and radiator.

## External

The property benefits from solar panels and an EV charger. The front of the property is surrounded by hedges with a detached single garage to the side. There is also parking available on the driveway. The rear garden is enclosed with a patio and lawn area. External tap and plugs. Access to garage.





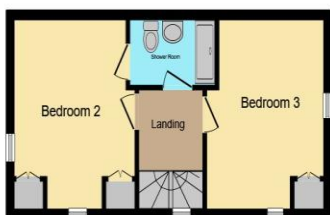


**Ground Floor**



**First Floor**

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**Second Floor**

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Property Ref: HAH305950 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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