

ENTRANCE HALL

LIVING ROOM

CLOAKROOM

KITCHEN DINER

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Waterhouse Way**  
 Peterborough, PE7 8SJ  
 £404,995



## Waterhouse Way Peterborough PE7 8SJ

A stunning and stylish four bedroom detached house, ideal for families and located in the popular Hampton Beach area, close to lakes, walking spots and amenities.

- DETACHED FAMILY HOME
- STYLISH AND MODERN THROUGHOUT
- 1398SQ FT OF LIVING SPACE
- GARAGE AND DRIVEWAY FOR TWO VEHICLES
- FOUR BEDROOMS
- ENSUITE TO THE MAIN BEDROOM
- OPEN PLAN KITCHEN DINER
- CALL OUR SALES TEAM TO VIEW

Viewings: By appointment  
£404,995

### THE PROPERTY

A stunning and stylish four bedroom detached house, ideal for families and located in the popular Hampton Beach area, close to lakes, walking spots and amenities.

Amazing buyer incentives include: SAVE OVER £23,000 - WE'LL PAY YOUR STAMP DUTY FEES | FULLY INTEGRATED KITCHEN UPGRADE | FLOORING PACKAGE.

\*PLOT 241 - THE OAKHAM AT HAMPTON BEACH\*.

The Oakham is a four bedroom home featuring an open-plan kitchen and dining room with French doors opening onto your garden. A spacious lounge is also located on the ground floor. On the first floor you'll find two double bedrooms with en suite to main bedroom, two single bedrooms and a family bathroom. This home includes a range of energy-efficient features including solar PV panels and more.

### ROOM MEASUREMENTS

#### GROUND FLOOR

Kitchen / Dining - 4455mm x 6320mm (14'7" x 20'8")

Lounge - 4021mm x 4198mm (13'2" x 13'9")

WC - 1857mm x 2144mm (6'1" x 7'0")

#### FIRST FLOOR

Bathroom (Shared) - 2050mm x 2098mm (6'8" x 6'10")

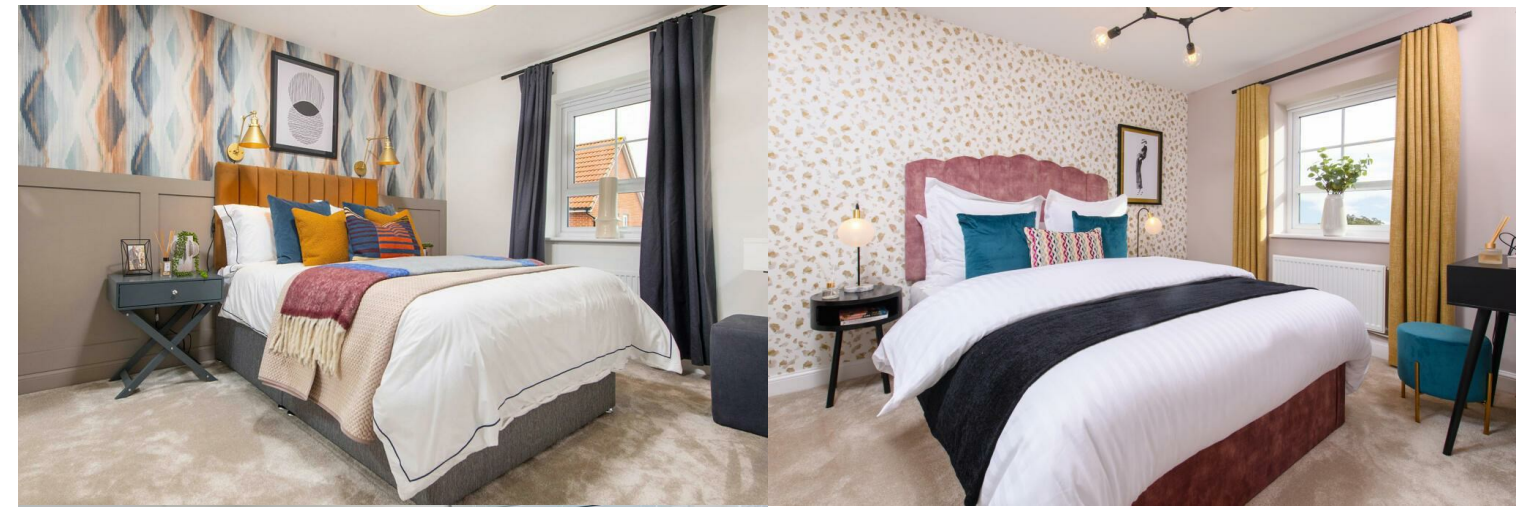
Bedroom 1 - 3350mm x 4563mm (10'11" x 14'11")

Bedroom 2 - 3417mm x 3849mm (11'2" x 12'7")

Bedroom 3 - 2884mm x 3086mm (9'5" x 10'1")

Bedroom 4 - 2882mm x 4563mm (9'5" x 14'11")

Ensuite 1 - 1552mm x 2098mm (5'1" x 6'10")



### WHY CHOOSE HAMPTON?

Hampton offers a vibrant, modern community offering the perfect blend of convenience, natural beauty, and a welcoming neighbourhood atmosphere. Whether you're a growing family, a young professional, or looking to downsize, Hampton has something to offer everyone.

#### Prime Location

Situated just a few miles south of Peterborough city centre, Hampton provides easy access to major road networks, including the A1(M), making commuting effortless whether you're heading into the city or further afield. Peterborough's mainline train station is just a short drive away, offering fast connections to London in under an hour, making Hampton an ideal location for those who work in the capital but prefer a more relaxed pace of life.

#### Outstanding Amenities

Hampton boasts an array of local amenities designed to cater to all your needs. The Serpentine Green Shopping Centre is a central hub, offering a wide range of high street shops, a supermarket, and a variety of dining options. For families, the area is well-served by highly regarded primary and secondary schools, ensuring your children have access to quality education right on your doorstep.

#### Green Spaces & Outdoor Living

One of Hampton's standout features is its dedication to green spaces and outdoor living. The community is surrounded by a network of lakes, woodlands, and nature reserves, perfect for those who enjoy walking, cycling, or simply unwinding in nature. You are a short walk to Teardrop Lake.

#### Health & Lifestyle.

For those focused on health and wellbeing, Hampton has excellent facilities including a leisure centre with a gym, swimming pool, and sports courts. The area is also served by a range of healthcare services, including GP practices and dental clinics, ensuring peace of mind for residents.

#### Why Choose Hampton?

Hampton offers the perfect balance of urban convenience and natural tranquillity. With its excellent amenities, strong sense of community, and easy access to Peterborough and beyond, it's no wonder so many people are choosing to call Hampton home.

#### TENURE

Freehold.

#### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

#### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

#### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC