

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 guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

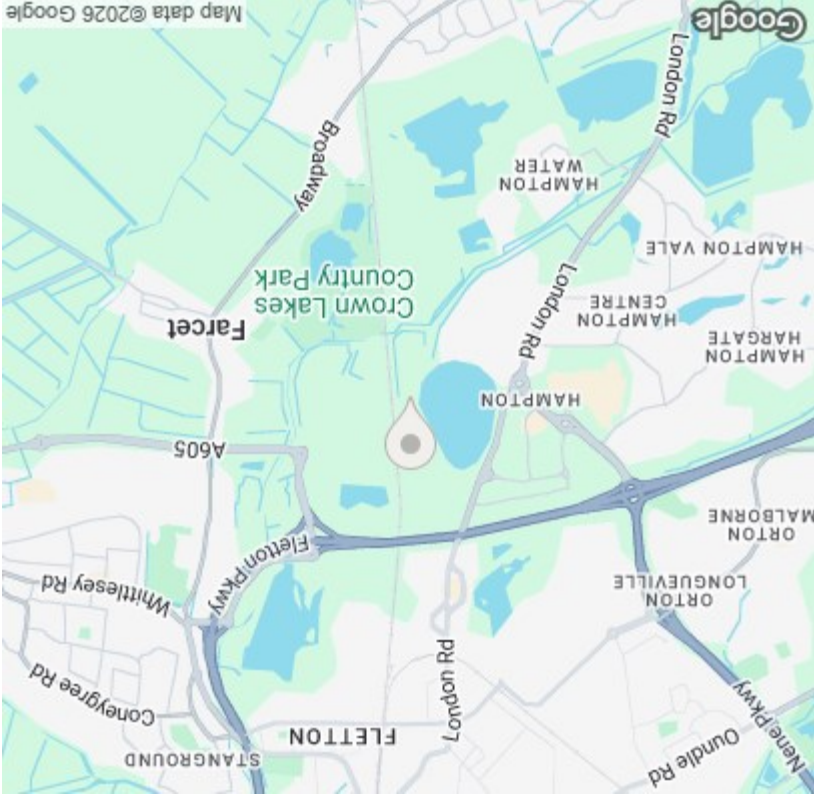
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

Energy Efficiency Rating	
Current	Minimum
A (72-77)	A (72-77)
B (69-71)	B (69-71)
C (64-68)	C (64-68)
D (59-63)	D (59-63)
E (54-58)	E (54-58)
F (49-53)	F (49-53)
G (44-48)	G (44-48)

Any energy efficient lower rating costs  
Any energy inefficient higher rating costs

**Energy Efficiency Graph**



**Area Map**



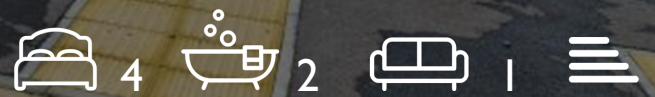
**Floor Plan**



**Perranporth Drive**

Hampton Beach, Peterborough, PE7 8XH

**Guide Price £430,000 - Freehold , Tax Band - D**



## Perranporth Drive

### Hampton Beach, Peterborough, PE7 8XH

Nestled within the desirable new-build estate of Hampton Beach, Perranporth Drive offers an immaculate detached family home designed for modern living. Inside, four generous double bedrooms provide plenty of space for a growing household, with the master bedroom further enhanced by its own private en-suite. The heart of the home is beautifully complemented by a practical utility room, while outside, an enclosed rear garden creates a peaceful space for relaxation or play. A single garage adds convenience, and the location places you just moments from the Serpentine Shopping Centre, ensuring easy access to everyday amenities. This is a superb opportunity to secure a pristine, move-in-ready home in a thriving Peterborough community.

Perranporth Drive presents a beautifully arranged family home set within the modern and sought-after Hampton Beach development in Peterborough. The ground floor welcomes you with a bright entrance hall that leads into a generous lounge, offering a relaxing and sociable living space. To the rear, a contemporary kitchen-diner spans the width of the home, designed for both everyday convenience and entertaining, with French doors opening out to the garden. A practical utility room sits just off the kitchen, keeping household tasks neatly tucked away, while a stylish ground-floor WC completes the layout.

Upstairs, the property offers four well-proportioned bedrooms, each thoughtfully positioned around a central landing. The master bedroom benefits from its own private en-suite, creating a calm and comfortable retreat, while the remaining bedrooms are served by a modern family bathroom. The layout ensures excellent versatility for families, guest accommodation or home-working needs.

Externally, the property includes an enclosed rear garden ideal for outdoor dining and play, along with a separate single garage providing secure parking or storage. With its well-designed floorplan, contemporary finish and superb location within easy reach of Serpentine Shopping Centre and local amenities, this home delivers both style and practicality in equal measure.

**Entrance Hall**  
1.96 x 2.04 (6'5" x 6'8")

**Lounge**  
3.57 x 5.95 (11'8" x 19'6")

**WC**  
0.97 x 1.59 (3'2" x 5'2")

**Kitchen Diner**  
2.85 x 5.94 (9'4" x 19'5")

**Utility Room**  
1.50 x 2.30 (4'11" x 7'6")

**Landing**  
2.99 x 3.74 (9'9" x 12'3")

**Master Bedroom**  
3.38 x 2.68 (11'1" x 8'9")

**En-Suite To Master Bedroom**  
2.55 x 1.18 (8'4" x 3'10")

**Bedroom Two**  
3.64 x 2.60 (11'11" x 8'6")

**Bathroom**  
2.11 x 1.87 (6'11" x 6'1")

**Bedroom Three**  
2.97 x 2.91 (9'8" x 9'6")



**Bedroom Four**  
2.99 x 2.33 (9'9" x 7'7")

**Garage**  
2.77 x 5.19 (9'1" x 17'0")

**EPC - B**  
84/94

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £314 per annum.

#### 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: Garage Detached, Driveway Private, Ev Charging 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 - Excellent

**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**

