



Watersend Road, Hampton Hargate PETERBOROUGH  
**£375,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Beautifully presented detached family home extending to approximately 1,556 sq ft
- Four generous bedrooms including \*\*two en-suite shower rooms\*\*
- Three versatile reception areas including a bright conservatory overlooking the garden
- Dedicated home office, utility room, and ground floor WC
- Garage, double driveway and enclosed family-friendly garden

Lovingly maintained and thoughtfully updated by the current owners, this exceptional home offers approximately 1,556 sq ft of well-designed accommodation that has evolved with the needs of modern family life. Every room has been created to provide the perfect balance of space, practicality and comfort, allowing the next owners to simply unpack and begin enjoying everything this wonderful home has to offer.

At the heart of the property is a stylish, modern kitchen with excellent storage and preparation space, perfectly suited to busy family life. The adjoining conservatory has become one of the home's favourite spaces, flooded with morning sunshine and providing the perfect place to enjoy breakfast or a quiet coffee



overlooking the garden before the day begins.

The generous living room provides a welcoming space to relax together at the end of the day, while the separate dining room offers valuable flexibility for entertaining, family meals, working from home or creating a playroom. A dedicated home office, utility room and downstairs cloakroom complete a ground floor that has clearly been designed around the way families live today.

Upstairs, the spacious principal bedroom enjoys its own contemporary en-suite shower room, creating a peaceful retreat, while the second bedroom also benefits from an en-suite, making it ideal for older children, guests or extended family. Two further well-proportioned bedrooms are served by a modern family bathroom, providing comfortable accommodation for growing families.

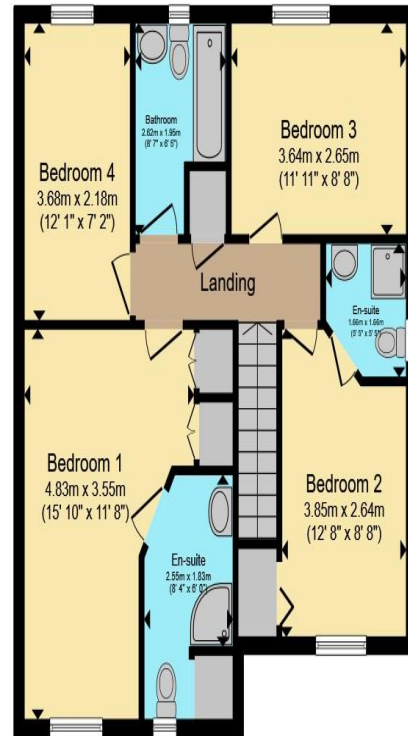
Outside, the enclosed rear garden has been thoughtfully arranged to make the most of every season. Whether you prefer relaxing in the afternoon sunshine or keeping the children cool while they play, the garden offers both sunny and shaded areas, creating a wonderful setting for family life, entertaining and summer barbecues. The property also benefits from a garage, double driveway and excellent storage.

The location is every bit as appealing as the property itself. Hampton Hargate is renowned for its family-friendly atmosphere, attractive lakes, green open spaces and extensive walking and cycling routes. The current owners have particularly enjoyed family walks around the lakes, exploring Hampton by bike and the





**Ground Floor**



**First Floor**

Total floor area 144.5 m<sup>2</sup> (1,556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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peace of a quiet street with genuinely friendly neighbours.

Excellent local schools, shops, cafés, restaurants and everyday amenities are all within easy reach. Regular bus services provide convenient access into Peterborough city centre, while Peterborough's mainline railway station offers fast services to London in around 50 minutes, making commuting and weekend trips equally convenient.

The current owners have created many happy memories here and are only moving due to relocation. This is far more than simply a four-bedroom detached house-it is a much-loved family home, ready for its next chapter.

- Ground Floor;
- Entrance Hall
- Welcoming entrance hall providing access to the principal ground floor accommodation.
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Home Office/Study
- Ground Floor WC

\*\*All Measurements are listed on the Floor Plan\*\*

- First Floor;
- Principal Bedroom
- En-suite Shower Room
- Bedroom Two
- En-suite Shower Room
- Bedroom Three
- Bedroom Four
- Family Bathroom

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Contact us to arrange a **FREE** home valuation.

 01733 346111

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