

West Lake Avenue

Hampton Vale, Peterborough, PE7 8LN

An impressive and heavily extended three bedroom semi detached family home, offering generous and versatile living accommodation, including a spacious open plan kitchen, dining and living area, a separate lounge and a dedicated study. Further benefits include a principal bedroom with en-suite and dressing room, a downstairs cloakroom, enclosed rear garden, front garden, driveway and single garage with power. Situated in the popular Hampton Vale area of Peterborough, the property is ideally placed for local amenities and transport links. Virtual tour available.

Situated on Westlake Avenue in Hampton Vale, this substantial family home offers a fantastic combination of space, flexibility and modern day convenience. The ground floor has been thoughtfully extended to create an impressive kitchen, dining and living space, providing an ideal setting for everyday family life and entertaining, complemented by a separate lounge offering a more traditional reception space. A further study provides an excellent option for home working, while a useful entrance hall and downstairs WC add to the practicality of the layout. Upstairs, three well proportioned bedrooms include a spacious principal bedroom complete with its own en-suite shower room and separate dressing room, creating a private retreat away from the main living areas. The remaining bedrooms are served by the family bathroom. Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, alongside a front garden, driveway parking and a single garage with power. Hampton Vale is a popular residential location, offering convenient access to local shops, everyday amenities, transport links and wider facilities across Peterborough. With its extensive living accommodation and versatile layout, this is an excellent opportunity for families seeking a home that can adapt to a variety of needs.

Entrance Hall
243 x 219 (7'11" x 7'2")

WC
1.57 x 1.09 (5'1" x 3'6")

Study
2.49 x 3.13 (8'2" x 10'3")

Kitchen
2.88 x 4.35 (9'5" x 14'3")

Kitchen/Living/Dining Area
2.95 x 7.97 (9'8" x 26'1")

Living Room
5.00 x 3.10 (16'4" x 10'2")

Landing
1.00 x 2.40 (3'3" x 7'10")

Master Bedroom
3.02 x 3.18 (9'10" x 10'5")

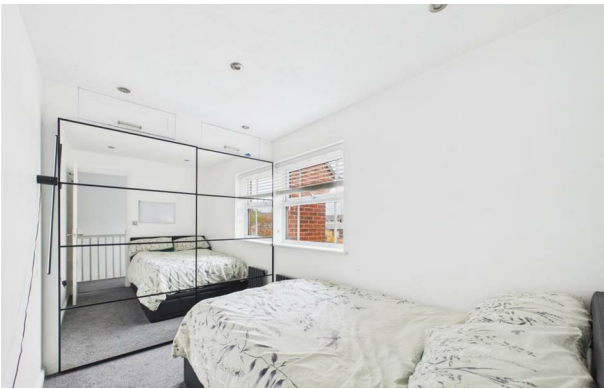
Dressing Room To Master Bedroom
2.02 x 1.57 (6'7" x 5'1")

En-Suite To Master Bedroom
2.36 x 1.46 (7'8" x 4'9")

Bathroom
1.71 x 1.94 (5'7" x 6'4")

Bedroom Two
2.96 x 2.83 (9'8" x 9'3")

Bedroom Three
2.07 x 2.78 (6'9" x 9'1")



Garage
2.62 x 5.32 (8'7" x 17'5")

EPC - C
77/81

Tenure - Freehold

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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, Three - Great

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

