



59 Banbury Drive
Hampton Water PE7 8SD
£440,000



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Situated on a pleasant corner plot within the sought-after Hampton Water development, is this beautifully presented improved, detached family home which offers, the perfect blend of modern living and practical family space. Ideally placed for access to local amenities, highly regarded schools, and excellent transport links into Peterborough city centre and beyond.

Built in 2024, the property has since been upgraded to include, re-fitted bathroom, en-suite and downstairs cloakroom and offers all the benefits of a contemporary home with stylish finishes.

Upon entering, you are welcomed into a light and spacious hallway with stairs leading to the first floor. The ground floor boasts a generous living room with box bay window to the side, an impressive open-plan kitchen and dining area with fitted kitchen appliances with bi-fold doors leading out into the rear garden. and a utility room, furthermore on the ground floor there is decent size study space and a convenient, re-fitted two piece cloakroom completes the ground floor accommodation.

Venturing upstairs, you'll find four well-proportioned bedrooms. The main bedroom enjoys its own en-suite shower room, re-fitted with a three piece suite, while the remaining bedrooms are served by a re-fitted sleek and modern three piece family bathroom.

Outside, the property features a driveway providing ample parking and in turn leads to a single garage, to the side of the driveway, gated access leads into an enclosed rear garden. The rear garden is fully enclosed and offers a private outdoor space, perfect for summer evenings, or al fresco dining.

Tenure: Freehold
Council Tax Band: E





Entrance Hall:

Downstairs Cloakroom:

Study:
6'0" x 11'1" (1.85m x 3.39m)

Living Room:
16'2" x 11'1" (4.93m x 3.38m)

Kitchen/Diner:
22'6" x 11'0" max (6.86m x 3.36m max)



Utility Room:
7'10" x 5'5" (2.39m x 1.66m)

First Floor & Landing:

Bedroom 1:
15'2" x 10'7" (4.64m x 3.24m)

En-suite:

Bedroom 2:
11'0" plus door recess x 11'2" (3.37m plus door recess x 3.41m)

Bedroom 3:
11'2" x 7'8" (3.42m x 2.34m)

Bedroom 4:
10'6" x 7'9" (3.21m x 2.37m)

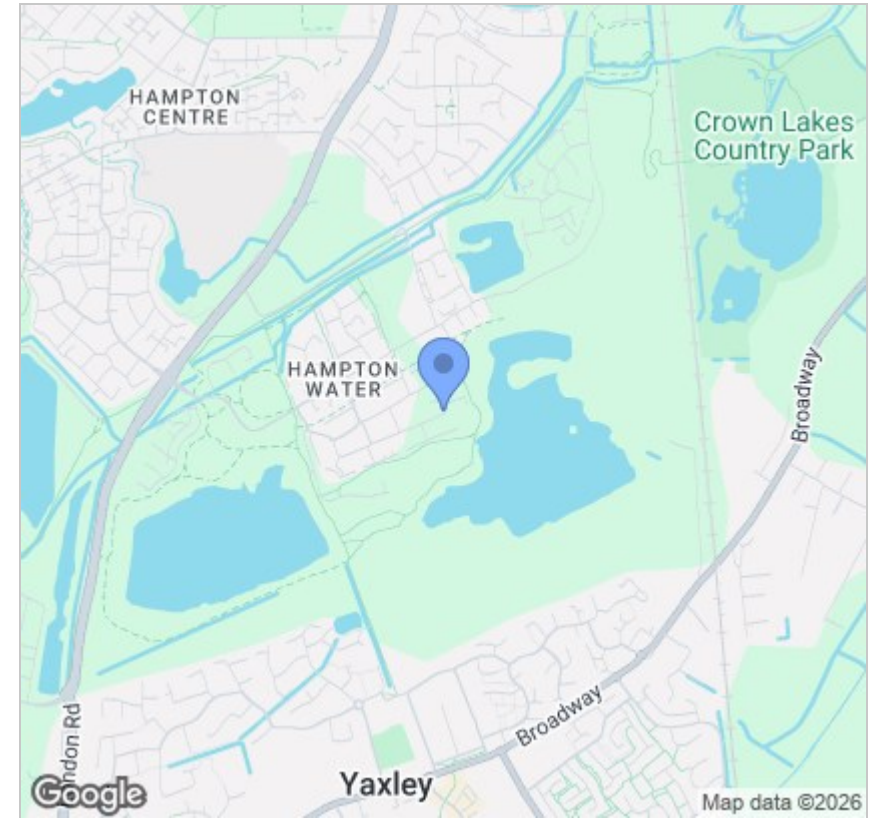
Family Bathroom:



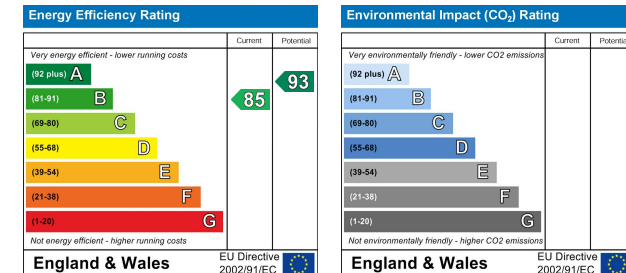
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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