



**Connells**

Aqua Drive  
Hampton Water PETERBOROUGH

# Aqua Drive Hampton Water PETERBOROUGH PE7 8QL

for sale  
**£290,000**



## Property Description

Welcome to this beautifully presented three-bedroom semi-detached home, ideally located in the sought-after Hampton Water development. Set across three well-designed floors, this modern property offers stylish living spaces, generous bedrooms, and practical features that make it perfect for families, professionals, or those looking to upsize.

The ground floor welcomes you with an inviting hallway that leads to a convenient cloakroom and a separate utility space. At the rear, you'll find a spacious kitchen/diner featuring French doors that open directly into the enclosed rear garden—ideal for entertaining, dining outdoors, or simply relaxing in your own private space.

On the first floor, the bright and airy lounge spans the width of the property, providing a comfortable living area. Across the landing is the first double bedroom, along with a contemporary shower room for added convenience.

The top floor features two further well-proportioned bedrooms and a modern family bathroom, creating a flexible layout suitable for guests, children, or a home office.

Externally, the property benefits from an enclosed rear garden offering a safe and private outdoor retreat. Allocated parking ensures ease and practicality.

## Entrance Hall

Tiled flooring, radiator, storage cupboard and stairs leading to the first floor.

## Downstairs WC

WC, wash hand basin, radiator and vinyl flooring.

## Utility Room

8' 11" x 6' 1" ( 2.72m x 1.85m )

Window to front and laminate flooring.

## Kitchen Area

10' x 6' ( 3.05m x 1.83m )

With a range of matching wall and base units with worktop over, sink and drainer, four ring gas hob with overhead extractor fan, single oven, fridge freezer, dishwasher, washing machine and vinyl flooring.

## Dining Area

9' 6" x 12' 10" ( 2.90m x 3.91m )

With an understairs cupboard, radiator, tiled flooring and patio door opening up to the rear garden.

## First Floor Landing

Radiator and carpet.

## Lounge

11' 6" into recess x 12' 10" into recess ( 3.51m into recess x 3.91m into recess )

Window to the rear, radiator and carpet.

## Bedroom One

10' 2" Plus wardrobe x 10' 10" Plus wardrobe ( 3.10m Plus wardrobe x 3.30m Plus wardrobe )

With wall to wall wardrobes, carpet, radiator and a window to the front.

## En-Suite

Double shower cubicle, WC, wash hand basin, radiator, extractor fan and vinyl flooring.

## Second Floor Landing

Radiator and carpet.

## Bedroom Two

11' 5" into recess x 12' 10" into recess ( 3.48m into recess x 3.91m into recess )

Loft access, wardrobe, velux window to rear, radiator and carpet. Sloped ceilings.

## Bedroom Three

10' 5" into recess x 12' 10" into recess ( 3.17m into recess x 3.91m into recess )

Wardrobe, window to the front, radiator and carpet. Sloped ceilings.

## Family Bathroom

WC, wash hand basin, bath, radiator, extractor fan, window to the side and vinyl flooring.

## Rear Garden

With a decking area, artificial grass, outside tap and access via a side gate.

## Allocated Parking

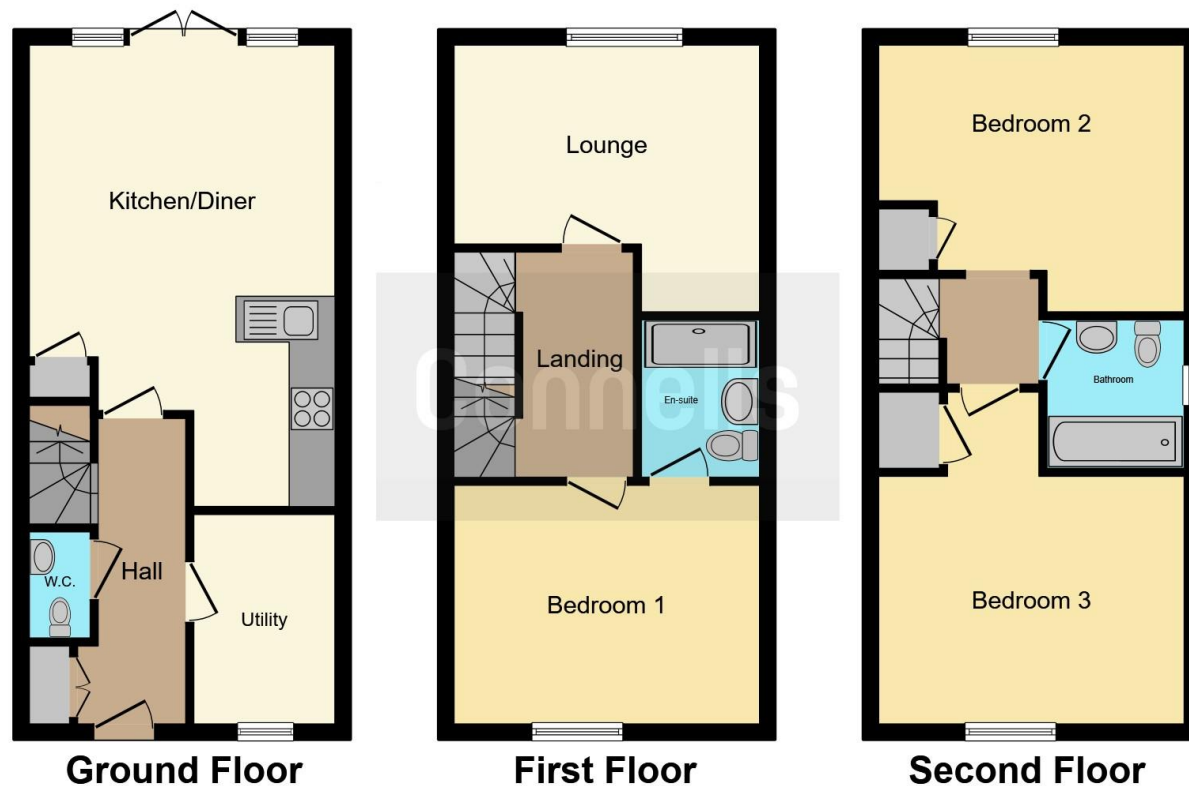
## Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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