



**Aqua Drive, Hampton Water, Peterborough, PE7 8QN**

**welcome to**

## **Aqua Drive, Hampton Water Peterborough**

- Semi-Detached home
- Open Plan Living
- Two Bedrooms
- Popular Hampton Water Location
- Off Road Parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

offers in excess of  
**£200,000**

William H Brown is pleased to offer this stylish and well-presented two-bedroom home, built just seven years ago and still covered by NHBC warranty, is situated in a highly desirable area. The property offers contemporary open-plan living, a cloakroom, two well-proportioned bedrooms, and a modern bathroom. Outside, you'll find an enclosed rear garden and two allocated parking spaces.

A double-glazed front door opens into the entrance hall, complete with radiator. The impressive open-plan lounge/kitchen enjoys dual-aspect double-glazed windows, a door leading to the rear garden, and a well-appointed fitted kitchen featuring matching base and eye-level units, work surfaces, and spaces for a fridge/freezer, washing machine, and dishwasher. Additional highlights include a built-in oven with gas hob and extractor hood, spotlights, a radiator, and stairs to the first floor. A conveniently located cloakroom provides a low-level WC and wash hand basin.

Upstairs, the landing includes a radiator and access to the airing cupboard. Both bedrooms benefit from double-glazed windows and radiators, with the master bedroom further enhanced by a generous integrated storage cupboard. The contemporary shower room offers a double walk-in shower, low-level WC, pedestal wash hand basin, and double-glazed window. Outside, the enclosed rear garden features a patio area leading to a lawn with flowerbed borders, plus gated side access. The property also boasts two allocated park

### **Entrance Hall**

### **Open Plan Lounge/Kitchen**

16' 5" x 16' 4" ( 5.00m x 4.98m )

### **WC**

### **Landing**

### **Master Bedroom**

12' 8" x 8' 5" ( 3.86m x 2.57m )

### **Bedroom Two**

### **Shower Room**

7' 10" x 6' 9" ( 2.39m x 2.06m )

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**Property Ref:**  
FLE104657 - 0002

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