



**Connells**

Spring Avenue  
Hampton Vale PETERBOROUGH



# Spring Avenue Hampton Vale PETERBOROUGH PE7 8HW

for sale  
**£290,000**



## Property Description

This impressive four-bedroom townhouse offers spacious and versatile living across three floors, perfect for modern family life. The ground floor features a welcoming entrance hall, a stylish kitchen, a convenient downstairs WC, and a generous lounge at the rear with doors opening to the garden. The first floor provides two well-proportioned bedrooms, including one with access to a private balcony overlooking beautiful views of the lake, and a family bathroom. On the second floor, you'll find two further bedrooms, including a luxurious main bedroom with an en-suite shower room, plus an additional double bedroom. Outside, the property benefits from a private rear garden, garage, and allocated parking, providing both practicality and comfort. This home is ideal for families seeking space and flexibility in a desirable location.

## Entrance Hall

Stairs to first floor.

## Cloakroom

Window to front, wash hand basin with tiled splashbacks and WC.

## Lounge

Patio doors and windows to rear, understairs storage, laminate flooring and radiator.

## Kitchen

Window to front, integrated dishwasher/fridge freezer, oven with gas hob and hood, high and low level storage with worktops over, stainless steel 1 and 1/2 basin with mixer tap, spotlights, breakfast bar, radiator and laminate flooring.

## First Floor

### Bedroom Two

Window to front, carpet, radiator and balcony.

### Bedroom Four

Window to the rear, radiator, built in wardrobe and carpet.

## Bathroom

Bath, radiator, WC and wash hand basin.

## Second Floor

### Bedroom Three

Two windows to the rear, carpet, radiator and built in wardrobes.

## Bedroom One

Two windows to the front, built in wardrobes, radiator and carpet.

## En-Suite

Double shower cubicle, wash hand basin, tiled walls and WC.

## Outside

## Rear Garden

Gated courtyard, patio, shed and grass.

## Parking

Private parking and garage to the rear.

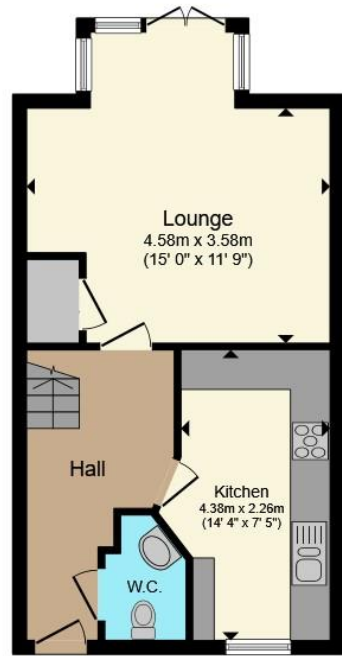




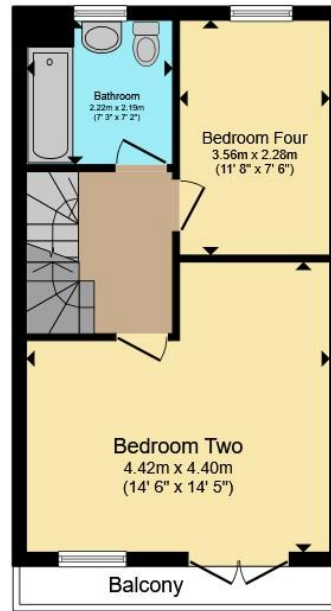








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 113.7 m<sup>2</sup> (1,224 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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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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Property Ref: PBO312634 - 0002