



Hawksbill Way, Peterborough
£325,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2012

£250.00 Ground Rent pcy

Review due: Ask Agent

£266.76 Service Charge pcy

Review due: 01/2027

- A Truly Eco- Friendly Home
- Three Tiered Living
- Walking Distance of the City Centre
- Three Bedroom Accommodation
- Exceptionally Inexpensive to Run

Situated on Hawksbill Way within a highly sought-after development, this impressive three-bedroom eco-friendly home offers spacious, versatile accommodation arranged over three floors, together with remarkably low running costs.

The ground floor comprises bedroom three, which



is currently utilised as bright and useful home office.

The entrance hall leads to versatile additional large living space which could also be used as a fourth bedroom, with Bi folding doors, leading seamlessly into the enclosed rear garden. There is also a downstairs cloakroom/utility room which offers potential for conversion into a shower room, creating valuable ground-floor living accommodation if required.

A sweeping staircase rises to the first floor, where the heart of the home is a substantial L-shaped open-plan lounge, kitchen and dining area. This light-filled space benefits from dual-aspect French doors with Juliet balconies on either side, creating a bright and airy atmosphere throughout. The kitchen is comprehensively fitted with a range of modern units and ample workspace, making it ideal for both everyday living and entertaining.

The second floor provides two additional double bedrooms, including a generously proportioned principal bedroom with its own attractive three-piece en-suite bathroom. There is also a separate family bathroom.

A key feature of this property is its extensive range of eco-friendly technologies, including a rainwater harvesting system supplying water for toilet flushing, outside taps, washing machine etc. As well as solar thermal system for hot water heating, triple glazing throughout. The property



Hawksbill Way Fletton PE2 8NS
Approximate Gross Internal Area
Total = 1368 SQ FT / 127 SQ M

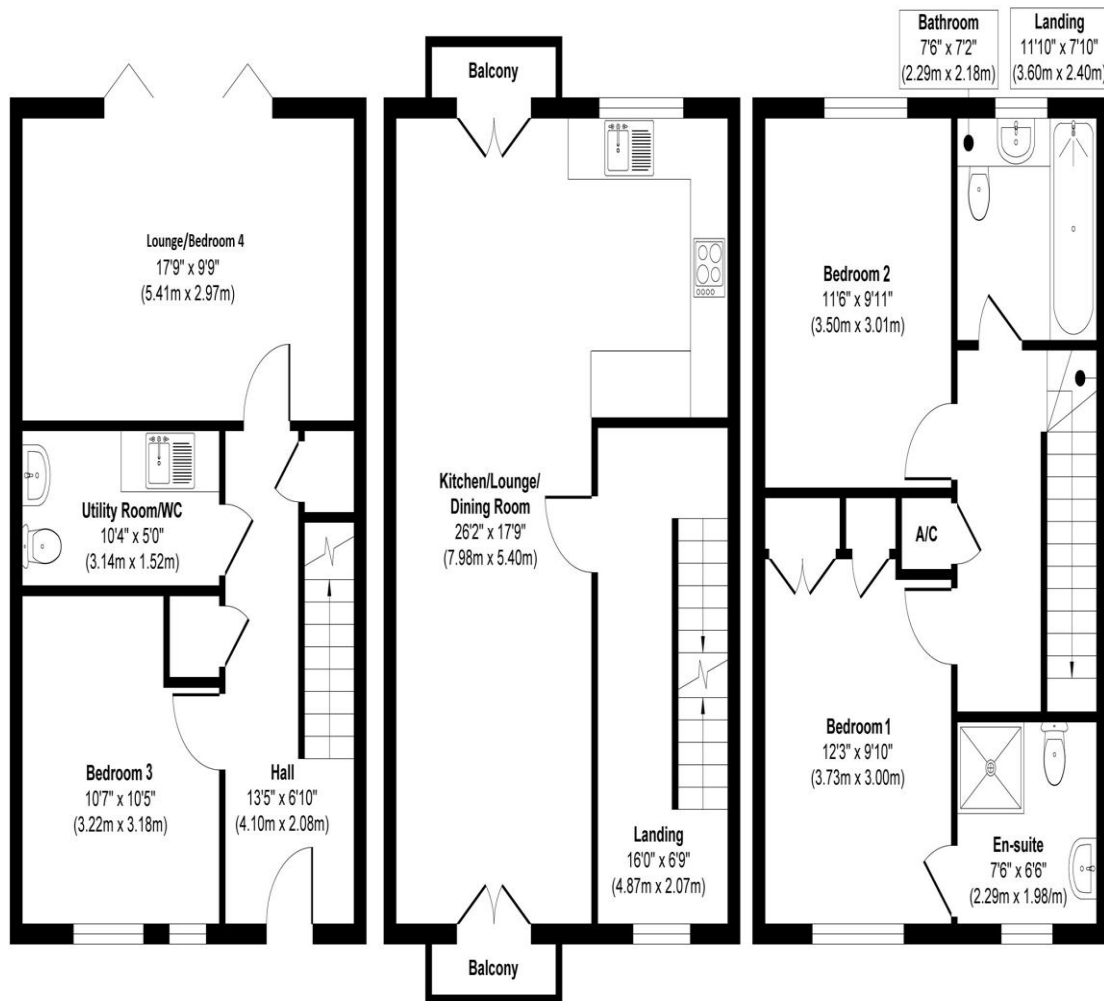


Illustration for identification purposes only, measurements are approximate, not to scale.

additionally has a Mechanical Ventilation with Heat Recovery unit (MVHR)
 MVHR (Mechanical Ventilation with Heat Recovery) is a highly efficient, whole-house ventilation system that continuously extracts stale, moisture-laden air from "wet" rooms (e.g., kitchens, bathrooms) while drawing in fresh filtered air from outside. It recovers up to 95% of the outgoing heat to warm the incoming air.

Externally, the property benefits from off-road parking at the back for 2 vehicles, alongside an enclosed garden ideal for families and outdoor entertaining.

This rare opportunity combines substantial family accommodation, outstanding energy efficiency and a prime location close to the city centre and its many amenities.

Early internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

To view this property call Sharman Quinney on:
01733 896222

Selling your property?

Contact us to arrange a **FREE**
home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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