



NEWTON

34 Banbury Drive, Hampton Water
£1,300 pcm

 **NEWTON FALLOWELL**

34 Banbury Drive

Hampton Water, Peterborough

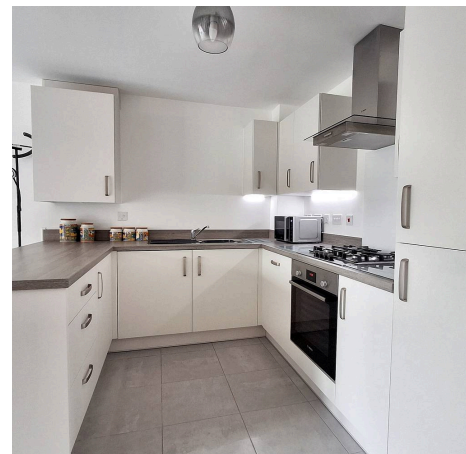
This beautifully presented GROUND FLOOR FLAT is AVAILABLE EARLY JULY and offers TWO DOUBLE BEDROOMS, a MODERN BATHROOM, spacious open plan living dining kitchen, complemented by TWO ALLOCATED PARKING SPACES and a PRIVATE, LANDSCAPED GARDEN. Upon entering, you are greeted by a bright and spacious entryway with sleek modern tile flooring and contemporary decor, creating an inviting first impression. The entrance hall leads seamlessly into the open plan living area, where natural light floods the space, whilst the modern kitchen is a standout feature, boasting sleek cabinetry, ample counter space, integrated appliances including an oven and gas hob, and contemporary lighting (under-cabinet lights and a stylish ceiling fixture). The open plan layout is perfect for entertaining, allowing easy flow between the kitchen, dining area, and living area. Both bedrooms are generously sized and both decorated in a neutral, modern style with large windows for plenty of natural light. The bathroom is finished to a high standard with contemporary tiling, three-piece suite to include bath with overhead shower and stylish flooring. The landscaped front garden is low-maintenance, with neatly arranged plants, gravel, and a well-maintained lawn, while the fully enclosed rear garden offers a private patio area ideal for outdoor dining, entertaining, or simply relaxing. A practical storage shed in the garden adds convenience for storing tools and equipment. The two allocated parking spaces provide direct access and peace of mind, making daily life more convenient.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

9' 9" x 9' 4" (2.97m x 2.85m)

Living Dining Kitchen

18' 7" x 12' 11" (5.66m x 3.94m)

Bedroom 1

13' 3" x 7' 11" (4.04m x 2.42m)

Bedroom 2

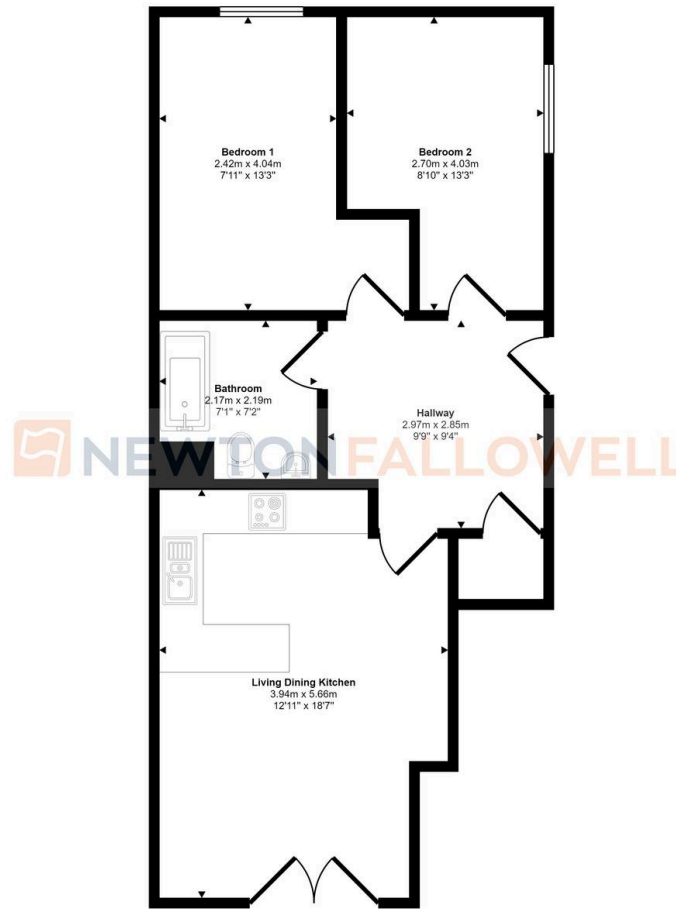
13' 3" x 8' 10" (4.03m x 2.70m)

Family Bathroom

7' 1" x 7' 2" (2.17m x 2.19m)



Approx Gross Internal Area
58 sq m / 621 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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