



Brigate West  
Whittlesey, Peterborough, PE7 1DJ

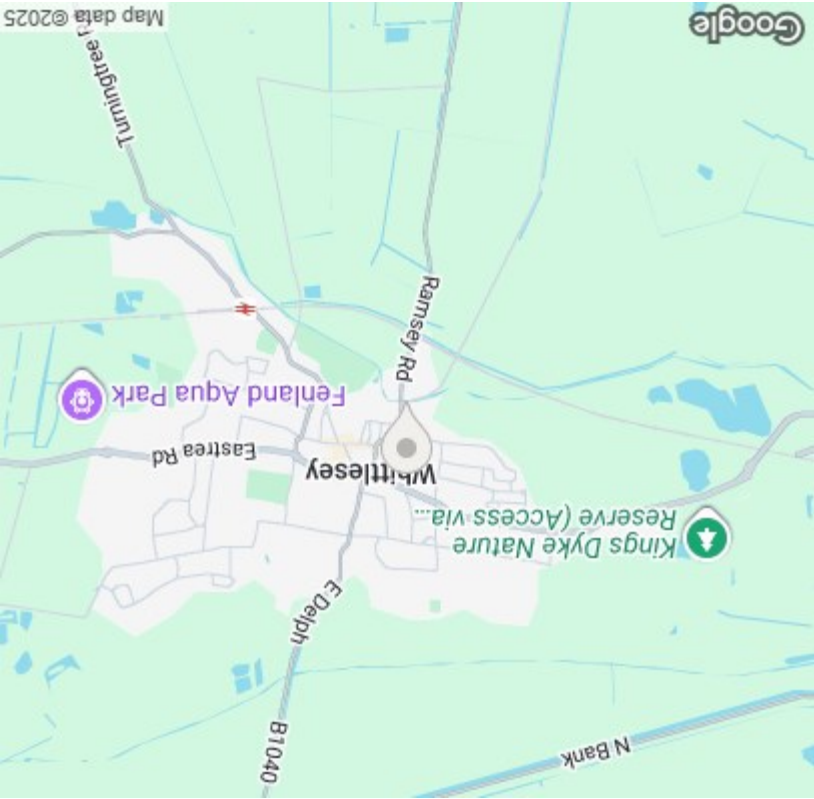
Guide Price £475,000 - Freehold , Tax Band - D



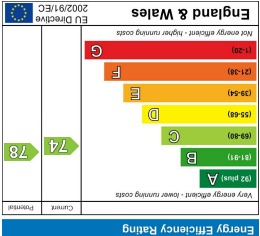
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

## Viewing

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Briggate West

Whittlesey, Peterborough, PE7 1DJ

Guide Price of £475,000 - £525,000

Hamilton Quay is a beautifully appointed, individually built detached bungalow nestled in a secluded spot off a private drive in Briggate West. With vaulted ceilings, underfloor heating, a log-burning stove, granite kitchen worktops, and solid wood doors throughout, this luxurious and versatile home offers elegance and comfort in equal measure. Set on a large plot with ample driveway parking, a spacious garden, and private outdoor spaces, it's the perfect blend of countryside charm and modern living.

Welcome to Hamilton Quay, a truly exceptional individually designed detached bungalow located in the sought-after Briggate West area. This luxurious home offers a spacious and highly versatile layout, perfectly suited for modern family living or multi-generational accommodation. Stepping inside, you're greeted by a striking reception hall with vaulted ceilings, solid wood doors, and beautiful stone flooring, all complemented by the comfort of underfloor heating throughout. The country-style kitchen diner features bespoke cabinetry, granite worktops, and a seamless connection to both the utility room and dining area, making it ideal for entertaining. The living room is a cosy yet elegant retreat, complete with a feature log-burning stove and access to the garden. The property boasts four bedrooms, three of which benefit from en-suite bathrooms, providing both privacy and practicality. One of the bedrooms can also serve as a study or home office, adding to the home's flexibility. Outside, Hamilton Quay sits proudly on a generous plot accessed via a private driveway, offering a high degree of seclusion and security. The expansive gravelled driveway provides ample parking for multiple vehicles. To the rear, the beautifully maintained garden is mainly laid to lawn and includes a separate patio and a charming courtyard area—perfect for al fresco dining and relaxation. This stunning home blends timeless character with modern convenience and is a rare opportunity in such a peaceful and private setting. Probate has been granted.

- Reception Hall**  
2.93 x 7.09 (9'7" x 23'3")
- Kitchen Diner**  
6.03 x 3.11 (19'9" x 10'2")
- Utility Room**  
2.24 x 2.77 (7'4" x 9'1")
- Study/Bedroom Four**  
3.65 x 2.75 (11'11" x 9'0")
- WC**  
0.95 x 1.93 (3'1" x 6'3")
- Dining Room**  
3.19 x 4.33 (10'5" x 14'2")
- Living Room**  
3.42 x 6.80 (11'2" x 22'3")
- Hallway**  
0.92 x 7.29 (3'0" x 23'11")
- Master Bedroom**  
4.45 x 4.99 (14'7" x 16'4")
- En-Suite To Master Bedroom**  
3.53 x 2.31 (11'6" x 7'6")
- Bedroom Two**  
3.33 x 3.96 (10'11" x 12'11")
- En-Suite To Bedroom Two**  
3.33 x 3.96 (10'11" x 12'11")
- Bedroom Three**  
2.74 x 3.61 (8'11" x 11'10")



**En-Suite To Bedroom Three**  
1.77 x 1.56 (5'9" x 5'1")

**EPC - C**  
74/78

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Wet Room  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Off Street Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains, Under Floor Heating, Wood Burner  
Internet connection: FttP  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**