

## **Key Features**



- Double Fronted Home
- Four/Five Bedrooms
- Two Bathrooms
- Private Secured Off Road Parking to Rear
- Detached Double Garage

Situated in the heart of Hampton Vale this light and airy double fronted family home awaits its new owners.

The current vendors have maintained and upgraded this well-presented home which offers a feature landscape enclosed private garden complete with a two tiered patioed and lawned garden, summer house and part walled boundaries.

Beyond the garden there is the added benefit of private off-road parking via double timber gates that lead to a shared driveway, shared with one neighbouring property, the driveway in turn leads to a detached double garage immediately to the rear of the family home.

Are you can imagine all local amenities are within a short walk from the property.

An early internal viewing is highly recommended to







Eagle Way, Hampton Vale, Peterborough Approximate Gross Internal Area Main House = 125 Sq M/ 1345 Sq Ft Garage = 27 Sq M/ 291 Sq Ft Total = 152 Sq M/ 1636 Sq Ft Kitchen/Diner Bedroom 4 3.61 x 2.51  $8.17 \times 2.72$ 11'10" x 8'3" 26'10" x 8'11" Bedroom 2 4.09 x 3.33 13'5" x 10'11" Utility 2.54 x 1.54 8'4" x 5'1" Garage 5.24 x 5.19 Lounge 5.15 x 3.33 17'2" x 17'0" Bedroom I Bedroom 3 16'11" x 10'11" 4.43 x 3.84  $3.74 \times 2.61$ Study 3.46 x 2.54 14'6" x 12'7" 12'3" x 8'7" 11'4" x 8'4" **Ground Floor** First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

avoid missing out The property will make a perfect home for the large or growing family.

An early internal viewing is recommended to fully appreciate the accommodation on offer:

good size family lounge with a Bay window to front, kitchen diner family room, separate utility room, a bonus of a 5th bedroom/study for those looking to work from home.

The second floor offers four bedrooms and two bathrooms to compliment the rest of this well-maintained home.

To view this property call Hurfords on: 01733 380956

## Selling your property?

Contact us to arrange a FREE home valuation.

01733 380956

Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire, PE5 7DH

info@hurfords.co.uk

www.hurfords.co.uk









Hurfords is a trading name of Sharman Quinney Holdings Limited which 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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC103992 - 0005



