

Worthington Grove, Hampton Water, Peterborough, PE7 8SH

**\*LAKE VIEWS\* \*KITCHEN/DINING/FAMILY ROOM\* \*STUDY\* \*DOUBLE DRIVEWAY & DOUBLE GARAGE\* \*NO CHAIN\***

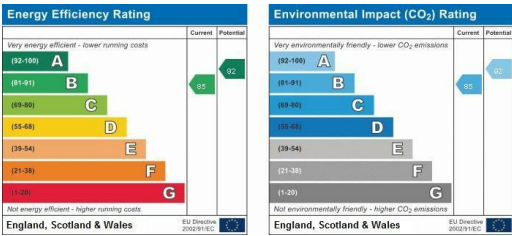
Regal Park are pleased to offer this well presented Executive 5 Bedroom Detached Family Home in the popular location of Hampton Water, situated within easy access to A1 and close to local amenities. The property was built in 2022 by Bovis Homes and was known as 'The Birch' and comprises of; Entrance Hall, Cloakroom, Lounge, Study, Kitchen/Dining/Family Room, Utility Room. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with En-Suite, 3 further Bedrooms and a Four Piece Family Bathroom. There is a Double Driveway and Double Garage and a low maintenance rear garden.

Viewings Highly Recommended.  
No Chain

EPC Rating: B

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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



Guide price £530,000  
Freehold



**Entrance Hall**  
Radiator, tiled flooring, under-stairs storage cupboard, stairs, door to:

**Cloakroom**  
Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, tiled flooring.

**Lounge**  
**12'0" x 15'9" max into bay (3.66m x 4.80m max into bay)**  
UPVC double glazed window to front, two radiators, fitted carpet, TV point.

**Study**  
**11'2" x 10'0" (3.40m x 3.05m)**  
UPVC double glazed window to front, radiator, fitted carpet.

**Kitchen/Dining/Family Room**  
**29'9" x 14'9" max (9.07m x 4.50m max)**  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted neff double oven, built-in five ring neff induction hob with extractor hood over, uPVC double glazed window to rear, two double radiators, tiled flooring, TV point, uPVC double glazed door to garden, uPVC double bi-fold doors to garden, door to:

**Utility**  
**6'6" x 7'0" (1.98m x 2.14m)**  
With worktop space over, stainless steel sink unit with mixer tap, integrated washing machine, space for tumble dryer, radiator, tiled flooring, door to side.

**Landing**  
Radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

**Bedroom 1**  
**11'7" x 12'2" (3.53m x 3.71m )**  
UPVC double glazed window to front, double radiator, fitted carpet, built-in double wardrobe(s), door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

**Bedroom 2**  
**9'7" x 14'10" max (2.92m x 4.52m max)**  
UPVC double glazed window to rear, radiator, fitted carpet, door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

**Bedroom 3**  
**9'3" x 9'11" (2.82m x 3.02m)**  
UPVC double glazed window to front, radiator, fitted carpet.

**Bedroom 4**  
**11'11" x 9'3" max (3.63m x 2.82m max)**  
UPVC double glazed window to rear, radiator, fitted carpet.

**Bedroom 5**  
**9'4" x 9'8" max (2.84m x 2.95m max)**  
UPVC double glazed window to rear, radiator, fitted carpet.

**Bathroom**  
Fitted with four piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin, recessed tiled double shower cubicle with fitted shower over and close coupled WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

**Outside**  
There is a Double Driveway to the side providing ample parking, leading to a Detached Double Garage with side personnel door.  
The rear garden has a patio area, outside tap, outside lighting, artificial grass, gated side access.

**Estate Charges**  
Estate Charges apply. The vendors have advised a cost of around £378 per annum. Please consult your Solicitor for costs before making an offer.

**Offer Procedure and Mortgage Assistance**  
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser’s financial situation before recommending an offer to a Vendor.  
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.  
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.  
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?  
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.  
For further details, please call our office on 01733 560650.  
Your home may be repossessed if you do not keep up repayments on your mortgage.

