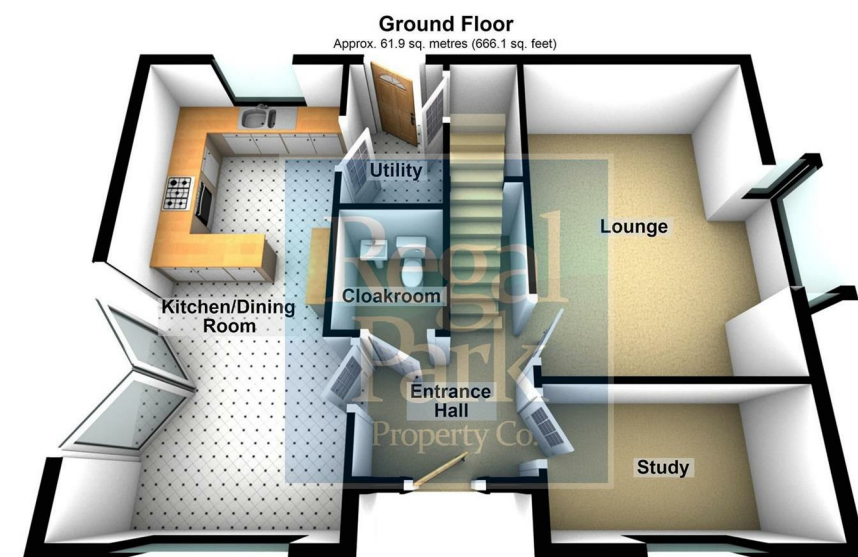
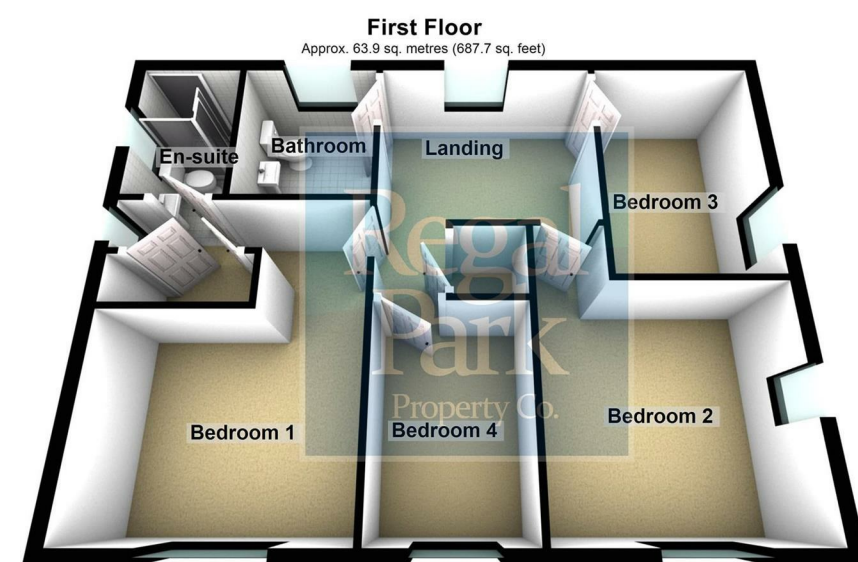




Total area: approx. 125.8 sq. metres (1353.9 sq. feet)



Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Blithfield, Hampton Water, Peterborough, PE7 8SA

MODERN DEVELOPMENT* *EASY ACCESS TO A1* *CLOSE TO LOCAL AMENITIES

Regal Park are pleased to offer this well presented modern 4 Bedroom Detached Family Home in the popular location of Hampton Water. The property was built in 2020 by Bovis Homes and was known as 'The Chestnut' and comprises of; Entrance Hall, Cloakroom, Study, Lounge, Kitchen/Dining Room, Utility. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further Bedrooms and a Bathroom.

There is a Driveway providing off road parking and Single Garage.

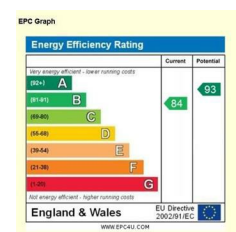
The rear garden has patio and decking areas.

Viewings Highly Recommended.

EPC: 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.



Offers in excess of £400,000
Freehold



Entrance Hall

Two uPVC obscure double glazed windows to front, double radiator, tiled tiled flooring, stairs, door to:

Cloakroom

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

Study

6'0" x 11'0" (1.83m x 3.36m)

UPVC double glazed window to front, fitted carpet, telephone point, radiator.

Lounge

16'1" x 13'3" max into bay (4.90m x 4.04m max into bay)

UPVC double glazed bay window, two radiators, fitted carpet, telephone point, TV point.

Kitchen/Dining Room

22'5" x 10'10" (6.83m x 3.30m)

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 oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, two double radiators, tiled flooring, aluminium double glazed bi-fold doors to garden, door to:

Utility

7'10" x 5'4" (2.39m x 1.63m)

Fitted with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, radiator, tiled flooring, door to side, door to under-stairs storage cupboard.

Stairs and Landing

UPVC double glazed window to rear, double radiator, fitted carpet, over-stairs storage cupboard, door to:

Bedroom 1

10'7" x 9'6" (3.23m x 2.90m)

UPVC double glazed window to front, uPVC obscure double glazed window to side, fitted carpet, built-in double wardrobe(s), door to:

En-suite

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

Bedroom 2

11'0" x 11'2" (3.35m x 3.40m)

UPVC double glazed window to side, uPVC double glazed window to front, radiator, fitted carpet.

Bedroom 3

11'2" x 7'8" (3.40m x 2.33m)

UPVC double glazed window to side, radiator, fitted carpet.

Bedroom 4

10'6" x 7'8" (3.20m x 2.34m)

UPVC double glazed window to front, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring, shaver point.

Outside

There is a Driveway providing off road parking, leading to a Single Garage with power and light connected. The rear garden has a patio area, two decking areas, lawn area, outside tap, outside lighting, gated side access.

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.

