

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



Tilgate Road, Hampton Water, Peterborough, PE7 8QT £1,750 Per month

MODERN DEVELOPMENT* *EASY ACCESS TO A1* *LARGE KITCHEN/DINING ROOM* *STUDY

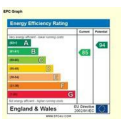
Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the modern development of Hampton Water. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, STUDY, Lounge, Cloakroom/Utility, Kitchen/Dining Room with integrated appliances. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2, Bedrooms 3 & 4 with built in wardrobes and a Bathroom. There is a Driveway to the side providing off road parking, leading to a Single

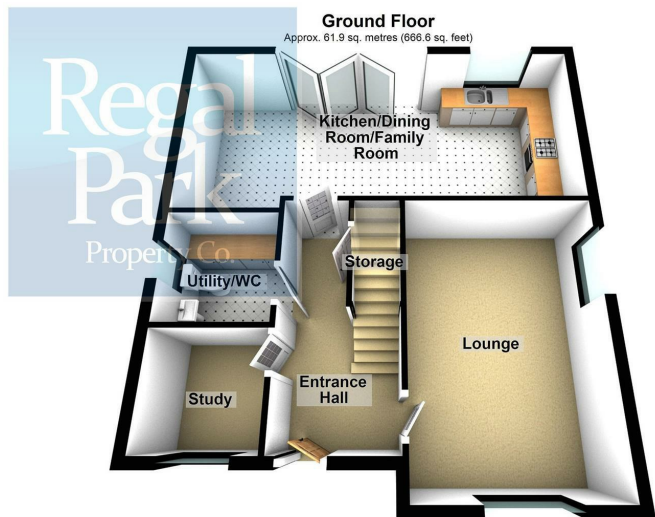
Garage.

Enclosed rear garden.

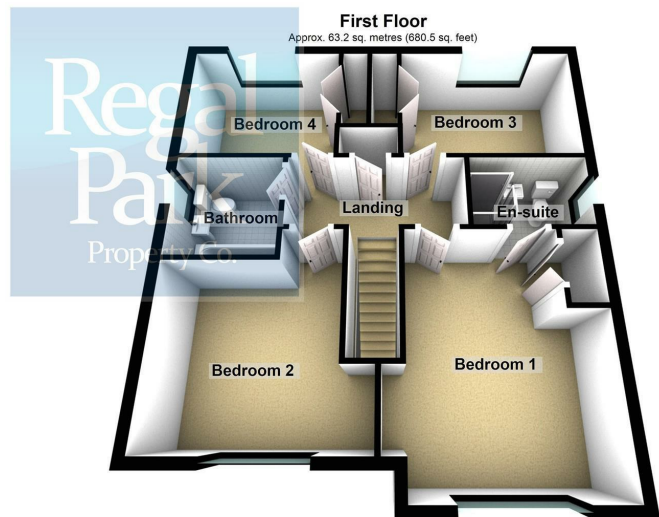
Viewings Highly Recommended.

EPC: B





Total area: approx. 125.2 sq. metres (1347.1 sq. feet)



Entrance Hall

Radiator, LVT flooring, under-stairs storage cupboard with fuse box, stairs, door to:

Lounge

16'6" x 11'1" (5.03m x 3.37m)

UPVC double glazed window to front, uPVC double glazed window to side, two double radiators, fitted carpet, telephone point, TV point.

Study

6'7" x 6'7" (2.01m x 2.01m)

UPVC double glazed window to front, radiator, LVT flooring.

Utility/WC

6'8" x 6'7" (2.03m x 2.00m)

With worktop space over and eye level cupboards, plumbing for washing machine and space for tumble dryer, radiator, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, UPVC obscure doubled glazed window to side, LVT flooring.

Kitchen/Dining Room/Family Room

11'8" x 25'5" max (3.56m x 7.75m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, under-unit lighting, wall mounted concealed boiler, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, two double radiators, LVT flooring, uPVC double glazed tri-fold door to garden.

Stairs and Landing

Fitted carpet, access to loft, storage cupboard, door to:

Bedroom 1

14'8" x 12'11" max (4.47m x 3.94m max)

UPVC double glazed window to front, double radiator, fitted carpet, TV point, built-in double wardrobe(s), door to:

En-Suite

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

Bedroom 2

10'1" x 12'2" (3.07m x 3.71m)

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

Bedroom 3

8'0" x 11'2" (2.44m x 3.40m)

UPVC double glazed window to rear, radiator, fitted carpet, built in wardrobes.

Bedroom 4

8'0" x 9'9" (2.44m x 2.97m)

UPVC double glazed window to rear, radiator, fitted carpet, built in wardrobes.

Bathroom

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

Outside

There is Driveway to the side providing off road parking, leading to a Single Garage.

The rear garden has a patio area, laid to lawn, outside tap, outside lighting, gated side access.