



175 Eagle Way Hampton Vale Peterborough PE7 8EL

Offers in excess of £460,000



A substantial size of approx. 1,875sqft is this well presented detached family home, located in Hampton Vale. Benefiting from a good size attractive garden to rear, double garage and impressive 7.45m lounge with fireplace and Juliet balcony. The property offers four bedrooms, dressing area and en suite to master bedroom, dressing room and en suite to bedroom two, three reception rooms, family room and further study to ground floor, 7.7m kitchen dining room with double doors leading out to the South Facing rear garden, utility room, cloakroom, garden with summerhouse, double width driveway and double garage with ample off road parking. *** A VIEWING IS RECOMMENDED ***



Entrance Hall

Family Room 3.19m (10'6") x 3.14m (10'4")

Cloakroom

Study 2.51m (8'3") x 2.49m (8'2")

Kitchen/Dining Room 7.78m (25'6") x 3.03m (9'11")

Utility 2.49m (8'2") x 1.64m (5'5")

First Floor Landing

Lounge 7.45m (24'5") x 3.19m (10'6")

Bedroom 3 4.54m (14'11") max x 2.67m (8'9")

Family Bathroom

Bedroom 4 2.67m (8'9") x 2.55m (8'4")

Second Floor Landing

Bedroom 2 3.65m (12') x 3.14m (10'4")

Dressing Area 1.99m (6'6") x 1.32m (4'4")

En-suite

Bedroom 1 4.17m (13'8") x 3.71m (12'2")

Dressing Area 3.63m (11'11") max x 1.90m (6'3")

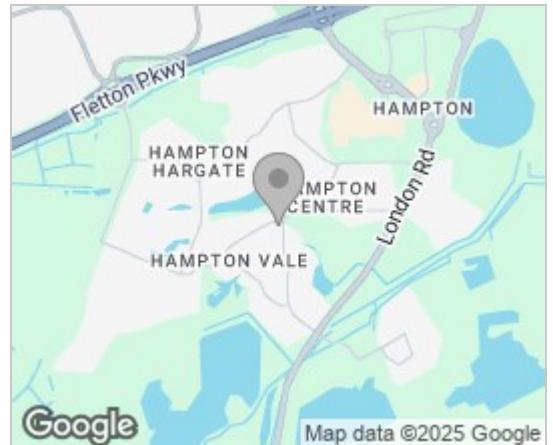
En-suite

OUTSIDE

Enclosed established garden to rear with wood panelled fencing, mainly laid to lawn, summerhouse ideal for several uses with power connected and WI FI accessible, gated side access, established shrub borders and paved patio seating area and pathway.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		78	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-34) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			