



**FITZJOHN**  
SALES & LETTINGS

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## 21 Kite Way Hampton Vale Peterborough PE7 8PT

Guide price £315,000



\*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\* A modern well presented five bedroom home located in the sought after area of Hampton Vale. The property offers versatile accommodation over three floors with three reception areas (converted garage), en suite to master and guest bedroom two, kitchen diner with integrated appliances, four double bedrooms and one single bedroom. There is a Juliet balcony from the lounge with open views. A driveway provides off road parking to the front and an enclosed garden to rear with seating area.



Entrance Hall Radiator, karndean flooring, door to Storage cupboard, storage cupboard with fuse box, door to:

Utility Room / Play Room / Office 6.40m (21') x 2.92m (9'7") With power and light connected, space for tumble dryer.

Cloakroom Window to front, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and heated towel rail, tiled splashbacks, karndean flooring.

Kitchen/Dining Room 5.44m (17'10") x 4.00m (13'1") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, integrated washing machine, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, radiator, tiled flooring.

First Floor Landing Radiator, fitted carpet, stairs, double door to:

Living Room 6.30m (20'8") x 3.00m (9'10") Window to front, radiator, fitted carpet, telephone point, TV point.

Bedroom 5 2.89m (9'6") x 2.25m (7'4") Window to front, radiator, fitted carpet.

Bedroom 1 2.94m (9'8") x 2.00m (6'7") Two windows to rear, radiator, fitted carpet, TV point, built-in double wardrobe with hanging rails and shelving, door to:

En-suite Shower Room Fitted with three piece suite comprising double shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail tiled surround, vinyl tiled flooring with sunken ceiling spotlights.

Second Floor Landing Fitted carpet, access to loft hatch, door to:

Bedroom 4 3.71m (12'2") x 2.31m (7'7") Window to front, radiator, fitted carpet.

Bedroom 3 3.68m (12'1") x 3.05m (10') Window to front, radiator, fitted carpet, TV point.

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, vinyl tiled flooring with sunken ceiling spotlights.

Bedroom 2 3.86m (12'8") max x 2.79m (9'2") Window to rear, radiator, fitted carpet, TV point, door to:

En-suite Shower Room Fitted with three piece suite comprising double shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail tiled surround, window to rear, vinyl tiled flooring with sunken ceiling spotlight.

Outside:  
Overlooking open fields and woodland, block paved driveway providing vehicle parking space for two cars. Enclosed by wooden panelled fence, seating area, timber and decking, mainly laid to lawn, gated side access to front, garden tap, outside lighting. Garage with up and over door.

\*\*\* 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

