



## 105 Buckthorn Road Hampton Hargate Peterborough PE7 8GB

Offers in excess of £365,000



\*\*\* OFFERS OVER £365,000 \*\*\* Modern townhouse located in Hampton Hargate having been extended and much improved. The property offers versatile accommodation over three floors with potential for 6 bedrooms. Accommodation comprises an impressive open plan 7m x 5m living/dining/family room with bi-folds leading to the garden area. There is a refitted modern kitchen with a feature island/breakfast bar and further reception room on ground floor/bedroom six. The property offers three bathrooms and a separate cloakroom, master bedroom with fitted wardrobes and en suite. An established garden is to the rear with paved seating area. A double width driveway to the front provides off road parking for two vehicles with EV car charger.



This beautifully extended and thoughtfully improved modern townhouse offers exceptional space, versatility and outstanding value for money. Arranged over three generous floors, the property provides flexible accommodation that can adapt perfectly to growing families, multi-generational living or those working from home, with the potential to create up to six bedrooms if desired.

The heart of the home is the impressive 7m x 5m open-plan living, dining and family space, designed for modern lifestyles and effortless entertaining. Flooded with natural light, bi-fold doors open directly onto the garden, seamlessly blending indoor and outdoor living. The stylish refitted kitchen features a contemporary island and breakfast bar — ideal for busy mornings, social cooking and hosting guests.

The ground floor offers even more flexibility with an additional reception room that can easily serve as a sixth bedroom, home office, playroom or snug, allowing the layout to evolve with your needs.

Across the upper floors, the property continues to impress with three bathrooms plus a separate cloakroom, including a spacious principal bedroom complete with fitted wardrobes and en-suite. The generous room proportions throughout ensure comfort and practicality for family life.

Outside, the established rear garden provides a private and low-maintenance space with a paved seating area perfect for relaxing or entertaining. To the front, a double-width driveway with EV charger offers convenient off-road parking for two vehicles.

Offering size, flexibility and modern upgrades rarely found at this price point, this is a home designed to grow with you and deliver long-term value.

Open Plan Living / Dining / Family Room 8.42m (27'8") x 6.12m (20'1")

Kitchen Area 4.85m (15'11") x 3.47m (11'5") max

Hallway

Bedroom 6 / Reception Room 4.85m (15'11") x 3.21m (10'6")

Shower Room

First Floor Landing

Bedroom 4 3.04m (10') x 2.56m (8'5")

Utility 2.19m (7'2") x 1.00m (3'3")

Cloakroom

Bedroom 5 3.46m (11'4") x 2.19m (7'2")

Balcony 1.50m (4'11") x 0.35m (1'2")

Bedroom 2 5.16m (16'11") x 2.56m (8'5")

Second Floor Landing

Bedroom 3 3.52m (11'7") max x 2.62m (8'7")

Bathroom

Bedroom 1 4.85m (15'11") x 3.33m (10'11")

En-suite

OUTSIDE

Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Double width driveway provides off road parking for several vehicles. EV car charger.

\*\*\* 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

