



FITZJOHN
SALES & LETTINGS

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5 Reedland Way Hampton Vale Peterborough PE7 8EZ

Offers in the region of £420,000



A beautifully presented detached family home, ideally situated in the sought-after area of Hampton Vale, offering easy access to local schools, shops, and excellent transport links. This spacious and versatile home is arranged over three floors and features four generous double bedrooms, three reception rooms, and an impressive kitchen/dining room, providing the perfect space for family living and entertaining. The first-floor lounge is a standout feature, benefiting from a Juliet balcony that fills the room with natural light. The principal bedroom and bedroom two both enjoy the luxury of en-suite shower rooms, while the property also offers a convenient downstairs cloakroom and a separate utility room. Outside, the home boasts a good-sized enclosed rear garden, ideal for families and outdoor entertaining. To the front, a double-width driveway with gated access leads to a detached double garage, providing ample off-road parking and storage. Offering spacious, flexible accommodation in a highly desirable location, this fantastic family home simply must be viewed to be fully appreciated.



Entrance Hall

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

Cloakroom 1.90m (6'3") x 0.96m (3'2")

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

Kitchen/Dining Room 7.67m (25'2") x 3.03m (9'11")

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

First Floor Landing

Lounge 7.38m (24'3") x 3.19m (10'6")

Bedroom 3 4.43m (14'6") max x 2.67m (8'9")

Family Bathroom 2.52m (8'3") x 1.88m (6'2")

Bedroom 4 2.63m (8'7") x 2.49m (8'2")

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 2.34m (7'8") x 1.94m (6'4")

Bedroom 1 4.39m (14'5") x 3.63m (11'11")

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

En-suite 2.34m (7'8") x 1.61m (5'4")

OUTSIDE

Enclosed garden to rear with panelled fencing, lawn area and paved seating area. Gated access to the double width driveway leading to the detached double garage.

*** 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

