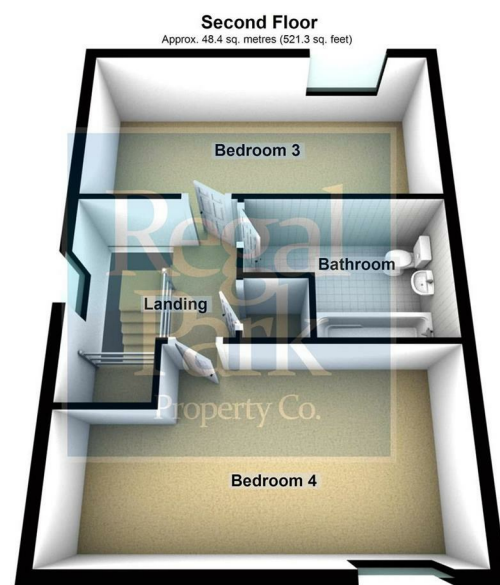
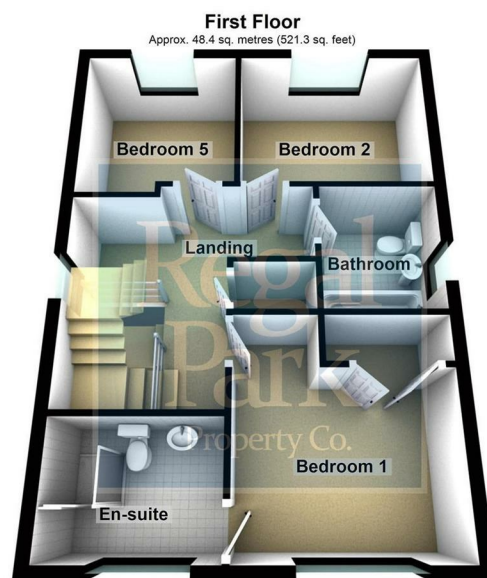


Total area: approx. 145.6 sq. metres (1567.5 sq. feet)



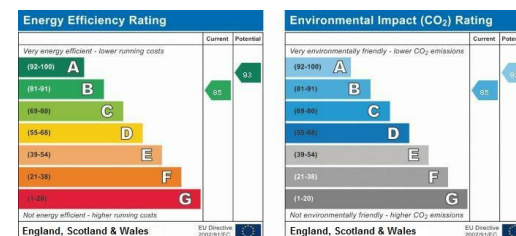
Kite Way, Hampton Vale, Peterborough, PE7 8PT

MODERN DEVELOPMENT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1
 Regal Park are pleased to offer this well presented 5 Bedroom Detached Family Home in the popular location of Hampton Vale. The property was built by Cala Homes in 2017 and comprises of; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2, Bedroom 5 and a Bathroom. The top floor has Bedrooms 3 & 4 and a Bathroom. There is a Driveway to the side providing off road parking leading to a Single Garage and enclosed rear garden. Viewings Highly Recommended.

EPC Rating: B

Disclaimer

Important Notice: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



Price £400,000
Freehold



Entrance Hall

Radiator, karndean flooring, under-stairs storage cupboard, stairs, door to:

Cloakroom

UPVC obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, heated towel rail, karndean flooring.

Lounge

19'2" x 11'10" max (5.84m x 3.61m max)

UPVC double glazed window to rear, two radiators, karndean flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

Kitchen/Dining Room

15'5" x 8'11" max (4.70m x 2.72m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler, integrated fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, karndean flooring.

First Floor and Landing

UPVC double glazed window to side, fitted carpet, storage cupboard, stairs, door to:

Bedroom 1

10'6" x 11'0" max (3.20m x 3.35m max)

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

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled double shower cubicle with shower over and close coupled WC, shaver point, uPVC obscure double glazed window to front, heated towel rail, karndean flooring.

Bedroom 2

8'3" x 10'4" (2.52m x 3.16m)

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

Bedroom 5

8'11" x 8'6" max (2.72m x 2.59m max)

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

Bathroom

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

Second Floor and Landing

UPVC double glazed window to side, fitted carpet, storage cupboard with hot water tank, door to:

Bedroom 3

9'1" x 19'2" (2.77m x 5.85m)

UPVC double glazed window to rear, radiator, fitted carpet, velux skylight.

Bedroom 4

9'8" x 19'2" max (2.95m x 5.84m max)

UPVC double glazed window to front, fitted carpet, velux skylight.

Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, shaver point, heated towel rail, karndean flooring.

Outside

There is a Driveway to the side providing off road parking leading to a Single Garage. The rear garden has a patio area, lawn area, outside lighting, gated side access.

Estate Charges

Please note Estate Charges apply. The vendor has advised costs of around £250.00 per annum. Please confirm all charges with your Solicitors before making an offer.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

