



16 West Water Crescent
Hampton Vale, Peterborough, PE7 8LT

Guide Price £280,000

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RT

Beautifully presented throughout, this substantial bay-fronted semi benefits from two reception rooms, three large double bedrooms, an en-suite, garage and parking. Property is situated extremely well in a sought-after location that provides great access onto Peterborough's main carriageway network and great convenience being within walking distance to both primary and secondary schools, restaurants and other modern local amenities.

This property is fully freehold and has well proportioned rooms arranged over three floors.

The spacious modern interior is comprised, downstairs - an attractive large reception hall, bay front dining room, a utility room, WC and a fitted kitchen/breakfast room with bi-folding doors that allows in a lot of natural light.

The first floor has the large main living room, a family bathroom and a large double bedroom with two fitted wardrobes.

The second floor comprises of the large master bedroom with two fitted wardrobes and en-suite; an airing cupboard and another large double bedroom again with two fitted wardrobes.

Externally the rear garden is very easy to maintain as is laid mainly to lawn with a large wooden decked area perfect for outdoor entertaining. The property backs onto the far rear of school fields and as such is quiet and not overlooked from behind. To the rear of the property is its garage with power / lighting and a parking space.

In front of the property there are further parking spaces provided via two large parking bays on a first served basis.

West Water Crescent is located next to one of Hamptons magnificent lakes with lovely path and cycle routes to enjoy.

The property is located approximately 4 miles from Peterborough City Centre and train station, and 1 mile from the A1 motorway.

Viewing is essential to appreciate everything this fantastic home has to offer

Entrance Hallway

Bay Fronted Dining Room

Kitchen Breakfast Room

Utility Room & WC

First Floor

Bay Fronted Lounge

Double Bedroom





Bathroom
Second Floor
Master Bedroom & En Suite
Double Bedroom



Floor Plan



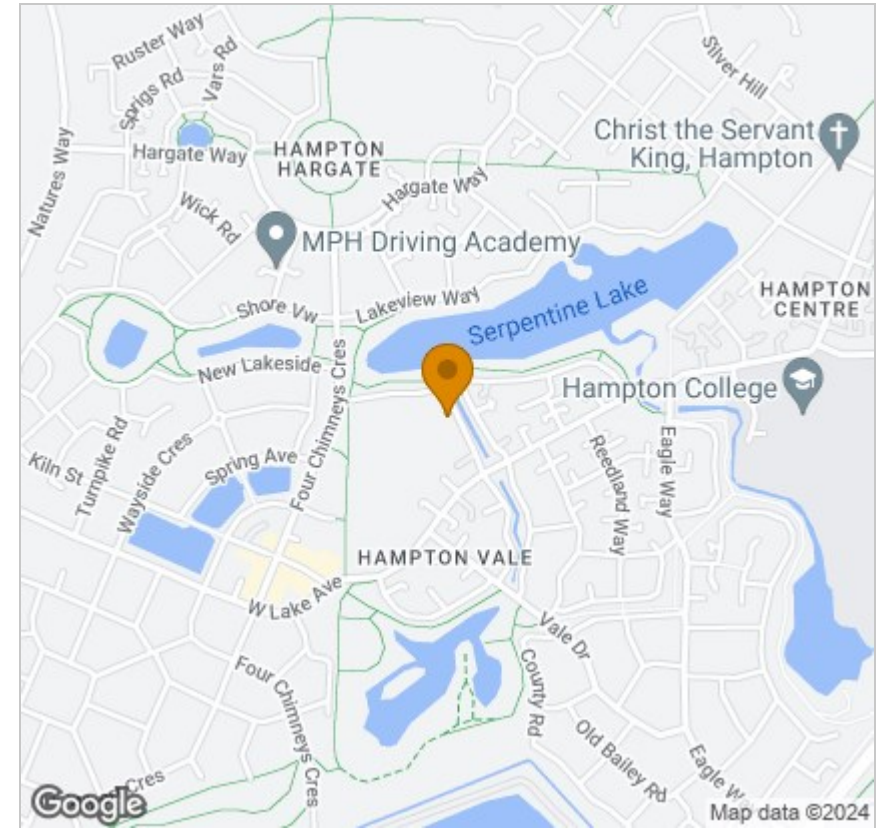
Viewing

Please contact our Wish 2 Sell Estate Agents Office on 01733 639101 if you wish to arrange a viewing appointment for this property or require further information.

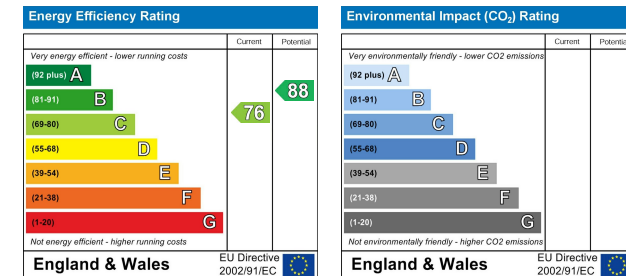
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Area Map



Energy Efficiency Graph



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