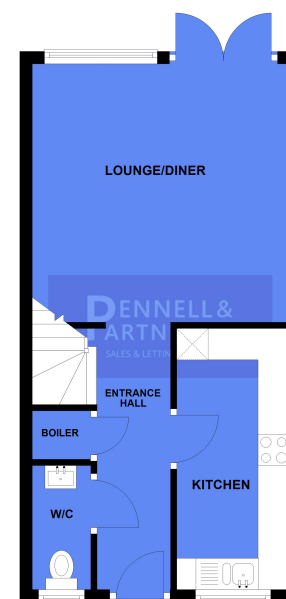




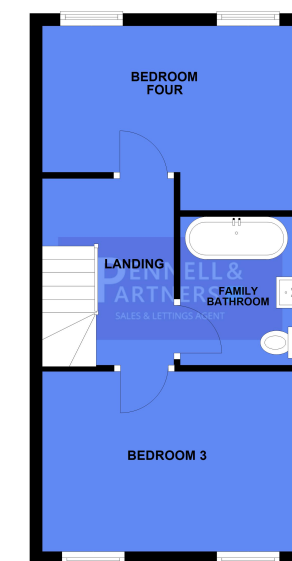
34 CORIANDER DRIVE, HAMPTON VALE, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8NW

£290,000

Ground Floor



First Floor



Second Floor



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

From the moment you enter the spacious entrance hall, it's clear this property has been maintained to an exceptional standard.

On the ground floor, you'll find a convenient downstairs W/C, a boiler/storage cupboard, and access to the contemporary kitchen featuring high-gloss cabinetry, integrated appliances, and ample worktop space – perfect for modern family living.

To the rear, the bright and expansive lounge/diner spans the width of the home, offering plenty of room for both relaxation and entertaining, with direct access to the garden through French doors.

Upstairs on the first floor are two excellent double bedrooms and a luxurious family bathroom, complete with a freestanding roll-top bath, elegant floor-standing taps with shower attachment, stylish basin, W/C, and heated towel rail – a true centrepiece of the home.

The top floor hosts two further double bedrooms, including the master suite, which features a sleek ensuite shower room with a large walk-in shower, pedestal basin, and modern fittings.

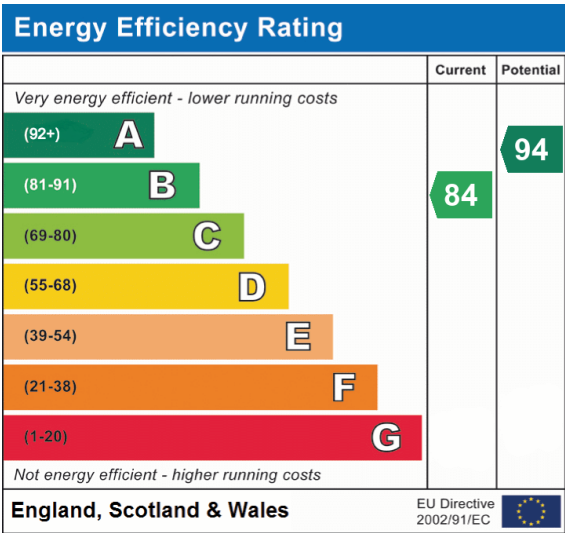
Outside, the private rear garden is laid to lawn with a patio seating area and benefits from side gated access leading to the allocated parking for two cars.

With allotments directly to the rear and a nature reserve across the road, the setting is peaceful and family-friendly, yet just minutes from key transport links and local amenities.

Located in the ever-popular Hampton Vale, this property is ideally positioned near local schools, shopping, green spaces, and play parks. With quick access to major travel routes including the A1(M) and Peterborough city centre, this is a perfect home for commuters and families alike.

Early Viewing Highly Recommended This turn-key home offers an exceptional blend of space, style, and setting. An ideal purchase for growing families looking for a property that's ready to move into.

EPC Rating: B (84)



GROUND FLOOR

ENTRANCE HALL

1.172m x 4.193m (3' 10" x 13' 9")

WC

0.932m x 1.981m (3' 1" x 6' 6")
WC
BASIN

BOILER HOUSING/CUPBOARD

0.77m x 0.932m (2' 6" x 3' 1")

KITCHEN

INDUCTION HOB
BUILT IN APPLIANCES
SINK DRAINER

LOUNGE/DINER

4.102m x 4.126m (13' 5" x 13' 6")

FIRST FLOOR

BEDROOM FOUR

4.094m x 2.879m (13' 5" x 9' 5")

BEDROOM THREE

2.980m x 4.092m (9' 9" x 13' 5") MAXIMUM

FAMILY BATHROOM

1.890m x 2.382m (6' 2" x 7' 10")
FREESTANDING BATH
HAND HELD SHOWER ON FLOOR STANDING TAPS
MODERN BASIN AND MIIRROR
WC
HEATED TOWEL RAIL

SECOND FLOOR

MASTER BEDROOM

4.113m x 2.881m (13' 6" x 9' 5") MAXIMUM
BUILT IN WARDROBE 1.623m x 0.705m (double doors)

MASTER ENSUITE

1.799m x 2.376m (5' 11" x 7' 10")
WALK IN 1800 SHOWER
MODERN BASIN
WC
HEATED TOWEL RAIL

BEDROOM TWO

4.103m x 2.996m (13' 6" x 9' 10") MAXIMUM

GARDEN SPACE

REAR GARDEN
ENCLOSED BY FENCING WITH GATE LEADING TO
PARKING ACCESS FOR TWO CAR ALLOCATION DIRECTLY
BEHIND HOUSE
GARDEN IS FEAXU LAWN/PATIO SLABS/BORDERS/SHED
ACCESS TO GARDEN FROM SIDE GATE OR FRENCH DOOR
FROM LOUNGE