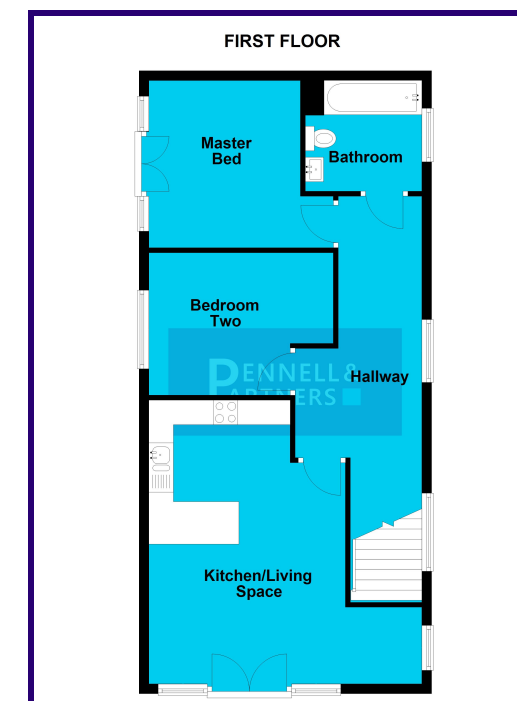




33, GREENFIELD WAY, HAMPTON WATER, PETERBOROUGH. PE7 8RY

£200,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

GUIDE PRICE £200,000 - £210,000

Welcome to this delightful and modern 2-bedroom maisonette located on Greenfield Way, in the highly sought-after area of Hampton Water.

Offering a blend of contemporary style and comfort, this property is perfect for first-time buyers, downsizers, or those seeking a peaceful setting with excellent access to local amenities and transport links.

Property Features: Two Double Bedrooms Both bedrooms are generously sized, perfect for a growing family, guests, or a home office setup.

The master bedroom enjoys French doors leading to a Juliet balcony, flooding the room with natural light and providing a fresh, airy atmosphere.

Open-Plan Kitchen & Living Room The spacious open-plan kitchen and living area is the heart of the home, designed with modern living in mind.

The kitchen is fully equipped with high-quality integrated appliances, ample counter space, and sleek cabinetry, making it ideal for both cooking and entertaining.

The living area also boasts French doors that open to another Juliet balcony, creating a bright and welcoming space to relax and unwind.

Modern Family Bathroom The family bathroom is beautifully presented, featuring contemporary fittings and finishes, offering both functionality and style.

Large Entrance Hallway Upon entering the property, you're welcomed by a spacious hallway that connects the main living areas, offering ample storage space and a feeling of openness throughout the home.

Additional Features: Light and airy feel throughout Modern fittings and high-quality finishes

Convenient location with easy access to local schools, shops, and green spaces

Allocated parking space Double glazing and central heating throughout

Location: Hampton Water is a well-established, family-friendly neighbourhood known for its beautiful lakes and green spaces, offering a tranquil environment while still being close to Peterborough city centre.

Greenfield Way is ideally situated for access to excellent transport links, including the A1 and Peterborough Train Station, making it perfect for commuters.

EPC Rating: B (84)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR PORCH

STAIRS LEADING TO FIRST FLOOR HALLWAY

HALLWAY

OPEN PLAN KITCHEN/LOUNGE

4.007m x 5.778m (13' 2" x 18' 11")

MASTER BEDROOM

3.404m x 3.804m (11' 2" x 12' 6")

BEDROOM TWO

3.757m x 2.903m (12' 4" x 9' 6")

BATHROOM

2.088m x 2.254m (6' 10" x 7' 5")

ALLOCATED PARKING

2 CAR ALLOCATED PARKING