



11 TILGATE ROAD, HAMPTON WATER, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8QT

£380,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

GUIDE PRICE £380,000 - £400,000

Step through the welcoming front door into a bright and spacious entrance hall, which serves as the central hub for the ground floor.

Situated to the left of the hallway, this expansive lounge boasts a charming box bay window and two additional windows, ensuring an abundance of natural light creates a warm and inviting atmosphere.

Opposite the lounge, the stylish kitchen/diner features modern high gloss units, a built-in oven, electric hob, and ample storage space. The French doors lead directly to the private rear garden, seamlessly blending indoor and outdoor living.

The ground floor also includes a convenient under-stairs storage cupboard, a WC, and a dedicated storage cupboard housing the battery and electrics for the solar panels.

On the first floor, The split landing leads to two generously sized double bedrooms and the family bathroom.

The first bedroom on this floor, Located at one end of the landing, features a built-in wardrobe with sliding doors, three windows for ample light, and an ensuite shower room.

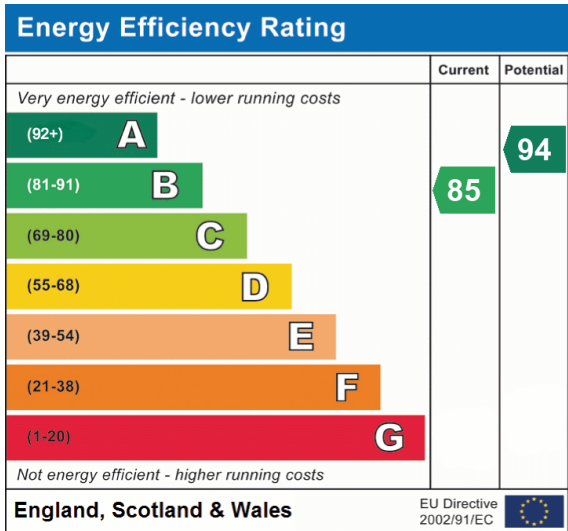
The second Bedroom, Situated at the other end of the landing, is a bright double bedroom which also benefits from three windows and is conveniently located next to the family bathroom, which includes a bath with shower over, WC, and basin.

The top floor offers two further spacious double bedrooms, each with large Velux windows and twin built-in storage units.

A third bathroom, complete with a shower, WC, and basin, provides added convenience.

The rear garden is an easy-to-maintain outdoor space, enclosed by fencing for privacy. It features a well-kept lawn, modern borders, and a decking area perfect for relaxing or entertaining. A rear gate provides access to the allocated parking spaces, one of which is sheltered under a coach house for additional vehicle protection.

Additional Highlights include Energy-saving solar panels significantly, which reduce annual utility costs. Modern spotlights installed in every room and an exceptional standard of maintenance and upgrades throughout the property.



ENTRANCE HALL

1.909m x 4.376m (6' 3" x 14' 4")

LOUNGE

4.952m x 3.090m (16' 3" x 10' 2")

KITCHEN/DINER

3.136m x 4.933m (10' 3" x 16' 2")

W/C

1.903m x 0.91m (6' 3" x 3' 0") TOILET
BASIN

TWO FURTHER STORAGE UNITS IN FIRST FLOOR
HALLWAY

FIRST FLOOR

MASTER BEDROOM

MASTER ENSUITE

2.275m x 1.504m (7' 6" x 4' 11")

BEDROOM TWO

3.140m x 2.967m (10' 4" x 9' 9")

FAMILY BATHROOM

2.025m x 1.903m (6' 8" x 6' 3")

AIRING CUPBOARD

SECOND FLOOR

BEDROOM THREE

3.526m x 3.385m (11' 7" x 11' 1") SLOPED CEILINGS TO
ONE ELEVATION

BEDROOM FOUR

3.176m x 3.739m (10' 5" x 12' 3")
SLOPED CEILING TO ONE ELEVATION

JACK AND KILL BATHROOM

1.592m x 1.285m (5' 3" x 4' 3") SHOWER
BASIN
TOILET

REAR GARDEN

ENCLOSED BY FENCING
GATE TO PARKING AREA
LAID TO LAWN
BORDERS AND DECKING

FRONT GARDEN

GRAVEL AREA
SLAB PATH LEADING TO FRONT DOOR