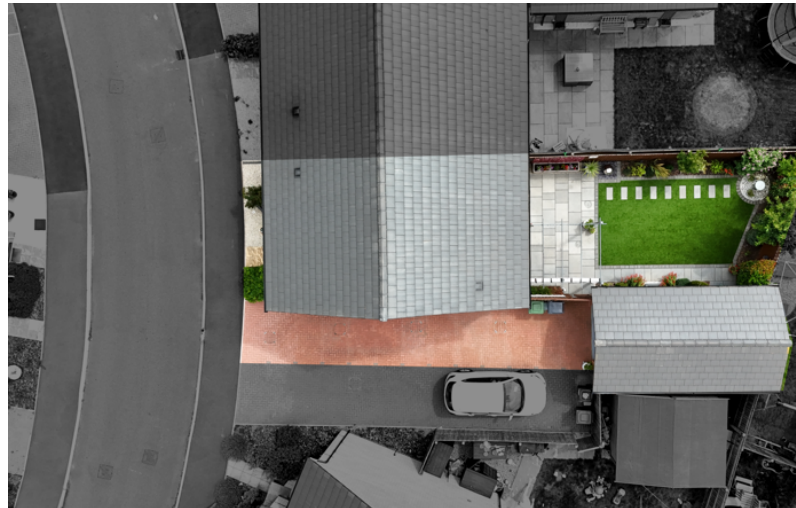




Broadstone Drive, Hampton Water PE7 8QS

£350,000



*** EXCEPTIONALLY PRESENTED 4 BEDROOM HOME WITH GARAGE *** " Located in the popular area of Hampton Water, this semi detached property is modern and beautifully decorated throughout. On the ground floor, there is an entrance hall with storage, WC, living room, kitchen/breakfast bar/dining room with french doors out onto the garden and a utility cupboard, low maintenance rear garden with side access into the garage, and a driveway leading to the garage. On the 1st floor, you will find bedroom 1 with an en-suite and also access into bedroom 4 which is currently being used as a dressing room, a further 2 bedrooms and also the family bathroom. Viewings highly recommended. Council Tax Band - D / EPC Energy Rating - B "

ABOUT HAMPTON WATER

With a beautiful lake as you come into the estate that offers Wakeboarding, this development offers beautiful surrounds, and it is also close to the A1 and A15.

There is also both primary and secondary schools just a stones throw away, making this home a great choice for families.

ENTRANCE / HALLWAY

8' 1" (max) (2.46m) 7' 0" (min) x 14' 8" (2.13m x 4.47m) (approx) Door to front, radiator, understairs cupboard and stairs to first floor with antico flooring.

W/C

2' 8" x 7' 1" (0.81m x 2.16m) (approx) Low level W/C, wash hand basin and radiator. Window to side. Amtico flooring.

LIVING ROOM

9' 5" (min) (2.87m) 10' 6" (max) x 16' 9" (3.20m x 5.11m) (approx) Window to front, dimmer switch and radiator.

KITCHEN / BREAKFAST / DINER

13' 7" (max) (4.14m) 11' 0" (min)x 18' 0" (3.35m x 5.49m) (approx) Fitted with a range of base and eye level units with work surfaces over, Dimmer switch and under pelmet lighting, stainless steel sink with mixer tap, 4 ring gas hob, integrated oven, integrated dishwasher, utility cupboard with washing machine in, integrated fridge / freezer and radiator. Window to rear and French doors to rear.

FIRST FLOOR

Radiator and cupboard.

BEDROOM ONE

11' 6" (min) (3.51m) 14' 4" (max) x 9' 0" (4.37m x 2.74m) (approx) UVPC window to front and radiator.

ENSUITE

3' 8" (min) (1.12m) 6' 4" (max) x 6' 2" (1.93m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Radiator and LED mirror.

DRESSING ROOM / BEDROOM FOUR

8' 4" (max) (2.54m) 7' 1" (min) x 8' 7" (2.16m x 2.62m) (approx) Window to front and radiator.

BEDROOM TWO

8' 9" x 9' 8" (2.67m x 2.95m) (approx) Window to front and radiator.

BEDROOM THREE

8' 4" x 6' 3" (2.54m x 1.91m) (approx) Window to rear and radiator.

BATHROOM

5' 4" x 6' 9" (1.63m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to side and radiator.

GARAGE

20' 2" x 10' 7" (6.15m x 3.23m) (approx) Up over door to front and door to side, with power and lighting.

OUTSIDE

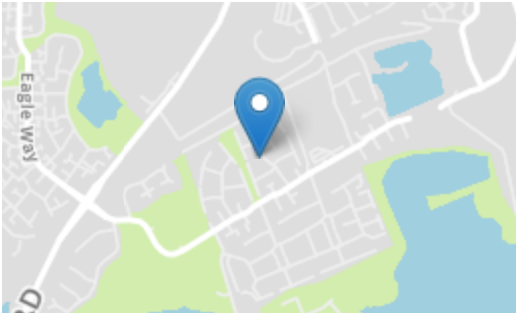
The rear of the property has fencing, artificial grass with stepping stones as a feature, pergola, paved patio area, water feature and mature shrubs. Outside power point, tap and lighting.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The Hampton Estates service charge between 01-MAR-2025 to 28-FEB-2026 was £352.48



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		96
(81-91) B	85	
(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		

