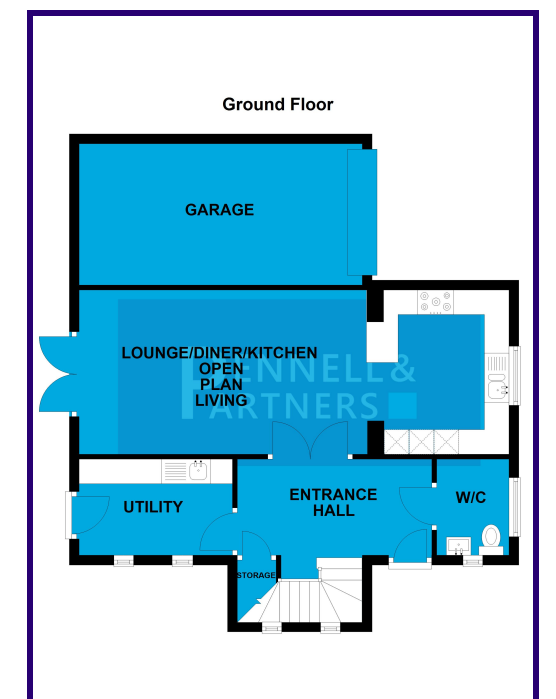
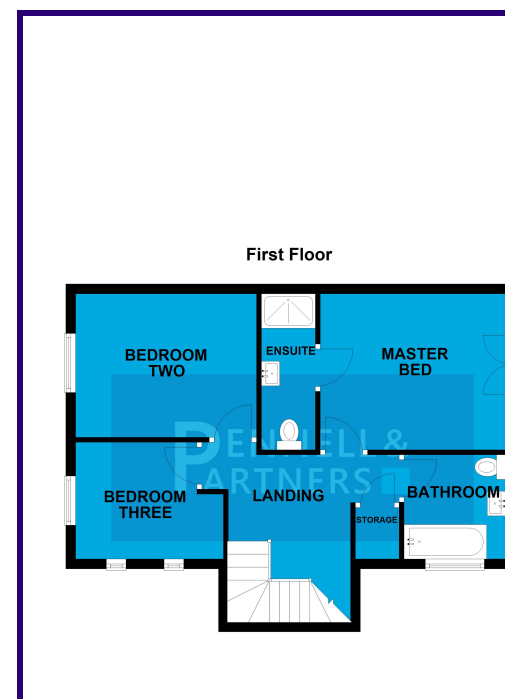


1 HAWKSBILL WAY, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8NS

£325,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

Welcome to this beautifully presented three-bedroom detached home on the sought-after Hawksbill Way in Peterborough. Situated in a popular residential area close to the city centre and the picturesque River Nene, this property offers the perfect blend of modern family living and convenience.

As you enter the home, you are welcomed into a spacious hallway leading to a generous lounge/diner, ideal for both relaxing and entertaining. Large windows allow natural light to flood the room, creating a bright and inviting atmosphere. The well-appointed kitchen offers ample storage and worktop space, with the added benefit of a separate utility room to keep daily tasks neatly tucked away. A ground floor cloakroom completes the downstairs accommodation, offering convenience for guests and family alike.

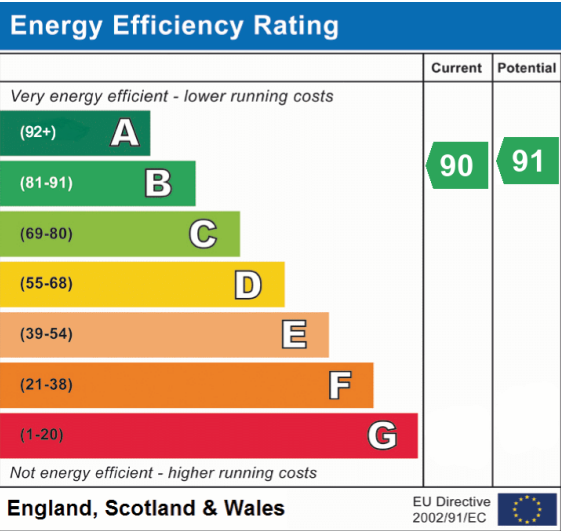
Upstairs, the property boasts three comfortable bedrooms. The principal bedroom features its own ensuite shower room, providing a touch of privacy and luxury. The two remaining bedrooms are well-proportioned and served by a modern family bathroom.

Outside, the rear garden offers a private space to enjoy outdoor living, whether it's family barbecues or a quiet morning coffee. To the front, the property benefits from driveway parking and a single garage, providing ample space for vehicles and storage.

Hawksbill Way is well-positioned for access to local amenities, including shops, schools and transport links. Peterborough city centre is just a short distance away, offering a range of retail, dining and leisure options, as well as the mainline train station with high-speed services to London in under an hour.

Hawksbill Way is part of a well-established residential area with easy access to Peterborough's vibrant city centre, which offers a wide range of shops, restaurants, and leisure facilities. The property is also conveniently located for commuters, with Peterborough Railway Station offering direct trains to London Kings Cross in under an hour, and excellent road links via the A1(M) and surrounding routes.

EPC Rating: B (90)



ENTRANCE HALL

LOUNGE/DINER/ KITCHEN

3.30m x 8.71m (10' 10" x 28' 7")

WC

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

3.23m x 3.81m (10' 7" x 12' 6")

ENSUITE

BEDROOM TWO

2.92m x 3.68m (9' 7" x 12' 1")

BEDROOM THREE

2.46m x 3.07m (8' 1" x 10' 1")

FAMILY BATHROOM

GARAGE