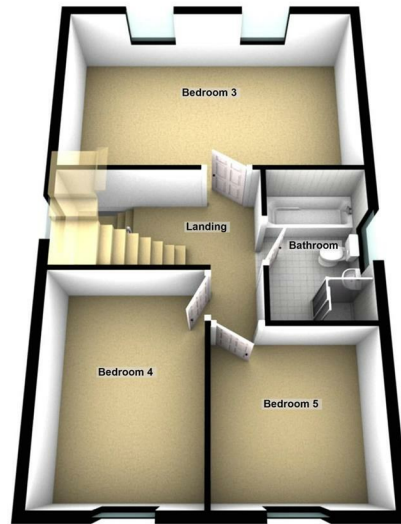
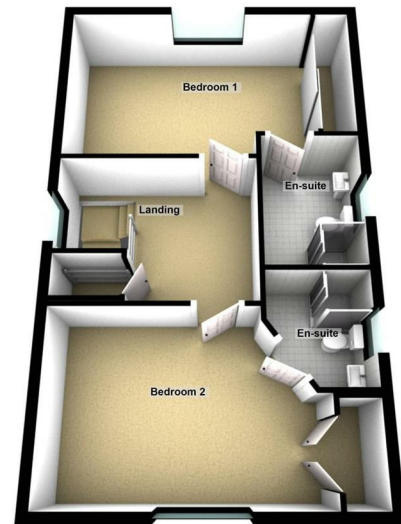


Ground Floor



First Floor



Second Floor

- ENTRANCE HALL
 - LIVING ROOM
 - CLOAKROOM
 - UTILITY ROOM
 - KITCHEN
 - DINING AREA
 - FAMILY ROOM
-
- FIRST FLOOR LANDING
 - BEDROOM 3
 - BEDROOM 4
 - BEDROOM 5
 - BATHROOM
-
- SECOND FLOOR LANDING
 - BEDROOM 1
 - SHOWER ROOM ENSUITE
 - BEDROOM 2
 - SHOWER ROOM ENSUITE
-
- GARAGE STORE SPACE
 - CONVERTED GYM SPACE



Woodcock Holmes
 20a Tesla Court, Innovation Way,
 Peterborough PE2 6FL
 01733 303111
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Jones Hill
 Hampton Heights, Peterborough, PE7 8SP
 £485,000



Jones Hill Hampton Heights, Peterborough PE7 8SP

An impressive five-bedroom family home overlooking green open space in sought-after Hampton Heights, offering spacious three-storey living, a stunning open-plan kitchen/family room, landscaped garden and converted garage gym.

- FIVE DOUBLE BEDROOMS ARRANGED OVER THREE FLOORS
- STUNNING OPEN-PLAN KITCHEN, DINING & FAMILY ROOM
- SEPARATE LIVING/FAMILY ROOM WITH BAY WINDOW
- DRIVEWAY PARKING & ELECTRIC ROLLER GARAGE DOOR
- POPULAR LOCATION CLOSE TO SCHOOLS, SERPENTINE GREEN & TRANSPORT LINKS
- LANDSCAPED REAR GARDEN IDEAL FOR ENTERTAINING
- TWO STYLISH SHOWER ROOM ENSUITES TO BEDROOMS 1 & 2
- OVERLOOKING ATTRACTIVE GREEN OPEN SPACE AND PARKLAND

Viewings: By appointment
£485,000

THE PROPERTY

Positioned in a desirable location within the ever-popular Hampton Heights development, this impressive and spacious family home enjoys an attractive outlook to the front, overlooking green open space and a park, creating a pleasant sense of space and privacy rarely found with modern homes.

Offering versatile accommodation across three floors, this beautifully presented property combines generous bedroom sizes with exceptional family and entertaining space, making it an ideal home for growing families.

GROUND FLOOR

Stepping inside, a bright and welcoming entrance hall sets the tone for the accommodation throughout. To the front of the property is a versatile family room or living room, enjoying views across the green space via a bay window and providing ample room for lounge furniture.

The hallway also gives access to a practical two-piece cloakroom, ideal for guests, alongside a useful utility area complete with fitted worktops, sink unit and space for appliances. Additional storage further enhances the practicality of the home.

Undoubtedly the heart of the property is the stunning open-plan kitchen, dining and family space located to the rear. Flooded with natural light from three skylights and French doors opening onto the garden, this impressive room provides the perfect environment for modern family living and entertaining. The contemporary kitchen is finished to a high standard and features a central island with breakfast bar, integrated appliances and stylish cabinetry, creating both a functional and sociable living space.

ENTRANCE HALL

LIVING ROOM: 8'10" X 12'8" (2.69m x 3.86m)

CLOAKROOM

UTILITY ROOM: 5'7" X 4'6" (1.70m x 1.37m)

KITCHEN/DINING AREA: 14'3" x 19'1" (4.34m x 5.82m)

FAMILY ROOM: 9'6" x 11'4" (2.90m x 3.45m)

FIRST FLOOR

The first floor offers three well-proportioned double bedrooms. Bedroom three spans the full width of the property and overlooks the rear garden, while the family bathroom is fitted with a luxurious four-piece suite comprising a separate shower enclosure, bath, wash basin and WC.

FIRST FLOOR LANDING

BEDROOM 3: 11'1" x 18'10" (3.38m x 5.74m)

BEDROOM 4: 14'10" x 8'8" (4.52m x 2.64m)

BEDROOM 5: 10'8" x 9'7" (3.25m x 2.92m)

BATHROOM: 10'2" x 6'1" (3.10m x 1.85m)

SECOND FLOOR

The second floor continues to impress, with two further generous double bedrooms, both benefitting from fitted double wardrobes. Serving each individual bedroom is a stylish three-piece shower room finished to the same high specification found throughout the home. An airing cupboard is conveniently located off the landing.

SECOND FLOOR LANDING

BEDROOM 1: 11'3" x 12'5" (3.43m x 3.78m)

SHOWER ROOM ENSUITE: 8'10" x 5'11" (2.69m x 1.80m)

BEDROOM 2: 11'4" x 12'6" (3.45m x 3.81m)

SHOWER ROOM ENSUITE: 6'9" x 5'9" (2.06m x 1.75m)

OUTSIDE

To the front, a driveway provides off-road parking and leads to a converted garage featuring an electric roller door, useful storage space to the front and a gym conversion to the rear with direct access into the garden, offering excellent versatility for fitness enthusiasts, home workers or hobbyists.

The landscaped rear garden has been thoughtfully designed with entertaining in mind. Fully enclosed and enjoying a good degree of privacy, the garden features a generous patio area, summer house, raised flower beds and built-in seating, creating the perfect setting for outdoor dining, family gatherings and relaxation.

LOCATION

Hampton Heights continues to be one of Peterborough's most sought-after modern developments, offering excellent access to local amenities and transport connections. Families will appreciate the proximity to highly regarded schools, while nearby Serpentine Green Shopping Centre provides a wide range of shops, restaurants, cafés and everyday conveniences. The location also offers easy access to the A1(M), Peterborough city centre and the railway station, making it an excellent choice for commuters.

FEATURES

Further benefits include UPVC double glazing, gas central heating, an excellent EPC Rating of B and a modern build date of approximately 2021, ensuring energy-efficient living throughout. There is an annual Maintenance fee of £300.00. This property benefits from the remainder of the ten-year NHBC guarantee.

A superb family home offering space, versatility and an enviable outlook in one of Hampton's most desirable locations.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC