



Jones Hill, Hampton Heights Peterborough PE7 8SP

welcome to

Jones Hill, Hampton Heights Peterborough

William H Brown is delighted to present this beautifully maintained and immaculately presented four-bedroom detached family home, ideally situated within the highly sought-after Hampton Heights development. Offering spacious and versatile accommodation arranged over three floors, this exceptional home is perfectly suited to modern family living. The ground floor features a welcoming entrance hall, a stylish open-plan kitchen/dining area, ideal for both everyday living and entertaining, a separate study perfect for home working and a convenient downstairs cloakroom. The first floor hosts a generous and light-filled lounge, providing the perfect space to relax, alongside two well-proportioned bedrooms and a contemporary family bathroom. Occupying the second floor are two impressive principal bedrooms, both benefiting from their own en-suite facilities, creating a luxurious and private retreat. Externally, the property continues to impress with a private driveway, single garage, and the added benefit of a Pod electric vehicle charging point, already installed and ready for the new owner to enjoy. Hampton Heights is a popular and thriving community, offering excellent access to major road links including the A1(M) and A605, making it ideal for commuters. The development is also well served by public transport links and is conveniently located for local amenities, schools, green open spaces, and Peterborough city centre.



Entrance Hall**Study**

13' 3" x 9' 7" (4.04m x 2.92m)

WC**Open Plan Kitchen/Diner/Snug**

19' 5" x 14' 7" (5.92m x 4.45m)

Utility Room**Landing****Living Room**

19' 3" x 11' 5" (5.87m x 3.48m)

Bedroom Three

11' 1" x 10' 2" (3.38m x 3.10m)

Bedroom Four

15' x 9' 1" (4.57m x 2.77m)

Bathroom**Landing****Master Bedroom**

12' 8" x 11' 8" (3.86m x 3.56m)

En-Suite**Bedroom Two**

11' 9" x 11' 4" (3.58m x 3.45m)

En-Suite**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The Vendor has informed us that the overall area is 194 m²



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Jones Hill, Hampton Heights Peterborough

- IMMACULATELY PRESENTED FAMILY HOME
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- TWO RECEPTION ROOMS
- BEAUTIFUL KITCHEN/DINER/ SNUG
- GARAGE AN DRIVE
- CLOSE LINK TO A1 AND OTHER MAJOR ROAD LINKS

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£490,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FLE105241 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk