



2 Perranporth Drive, Hampton Beach  
Peterborough



£450,000





## 2 Perranporth Drive

### Hampton Beach, Peterborough

Welcome to this stunning 4-bedroom detached house, situated in a prime location that offers a perfect blend of modern convenience and peaceful surroundings.

Upon entering, you are greeted by the spacious open-plan integrated kitchen/dining room, ideal for entertaining guests or enjoying family meals. The property also boasts a utility room, providing extra space for laundry and storage. A downstairs cloakroom adds to the convenience of the layout, while an en-suite and family bathroom cater to the needs of the household. There are two storage cupboards located downstairs and two additional storage cupboards situated upstairs.

Bedrooms one and two feature fitted wardrobes, offering ample storage solutions. The property also includes a single garage and driveway parking for two vehicles, along with an EV charging point, ensuring that modern needs are met.

With an energy efficiency rating of B, this home is not only beautiful but also environmentally friendly. Boasting an internal floor area of 1,206 sqft, there is plenty of room to spread out and make this house your own.

Located just a short walk from Teardrop Lake and green spaces, this property provides the perfect opportunity to enjoy the outdoors. Additionally, shops and schools are within walking distance, making daily errands a breeze.

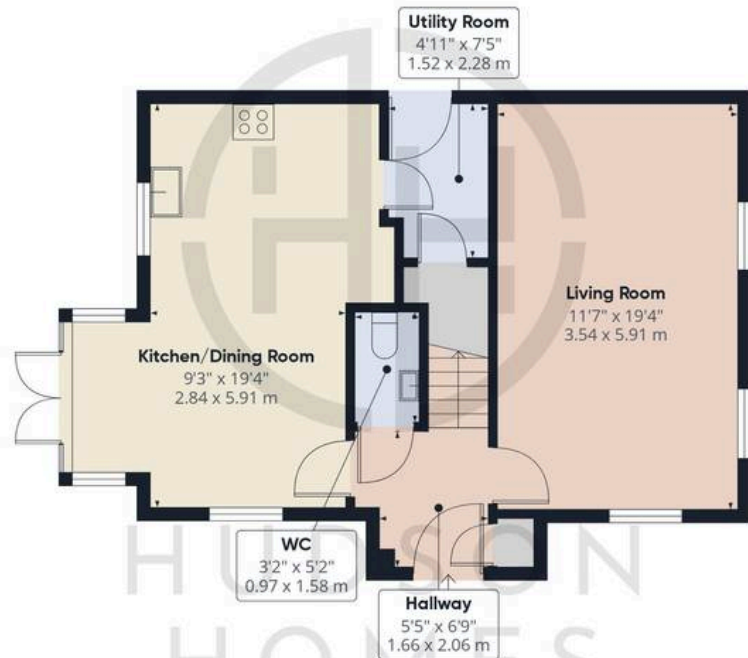
For those who require easy access to transportation, this home is conveniently situated only 3.5 miles from the train











**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>(1)</sup>**

1270 ft<sup>2</sup>

118.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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