

Cuckoo Close, PE6 7BL
Helpston
Peterborough
£485,000

Hurfords



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- Arthur Mellows Village College Catchment
- Well-Presented Family Home
- Contemporary Open Plan Kitchen/Dining Room
- Two Bathrooms Including En-Suite to Master
- Sought After Village Location of Helpston
- Four Double Bedrooms
- Good Sized Rear Garden
- Driveway and Single Garage

22 Cuckoo Close Helpston Peterborough PE6 7BL

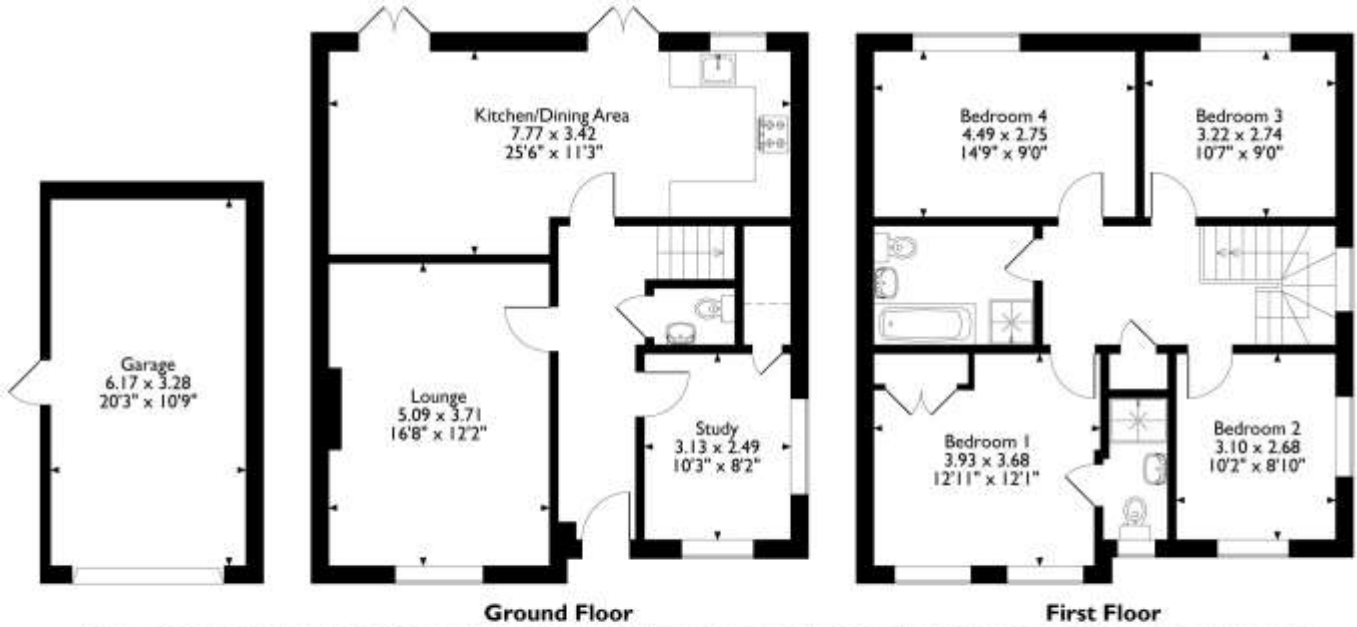
A beautifully presented four bedroom detached family home with a contemporary open plan kitchen/dining room. Situated in the sought after village of Helpston with fantastic access to local schooling including Arthur Mellows Village College and village primary school. The property is entered into a spacious and tastefully decorated entrance hallway with doors leading to the two reception rooms, open plan kitchen/dining room, downstairs cloakroom and doors leading to the first floor. The downstairs cloakroom is well presented and fitted with a contemporary two piece suite including wash hand basin and low level WC. To the left of the entrance hallway sits the good-size sitting room which has two large windows overlooking the front aspect of the property and filling the room with a wealth of light. The sitting room has been fitted with wooden flooring and a feature fireplace. To the right of the entrance hall sits a well-presented study/home office which is a good-size with space for office furniture and storage, including a large fitted cupboard. With dual aspect windows to the front and side of the property the space is bright and airy creating a lovely home working environment. To the rear space of the property sits the open plan family kitchen/dining room. The kitchen has been fitted with a range of base and wall units in a contemporary gloss finish with wooden worktops. Benefitting from a variety of integrated appliances plus space for further appliances. The kitchen is open plan to a spacious dining area which has contemporary tiled flooring and two sets of French doors giving access to the rear garden and patio creating a great space for alfresco dining and entertaining during the summer months. The open plan area is great for all the family to enjoy with space for seating in addition to dining.



On the first floor the galleried landing gives access to four good size bedrooms and the family bathroom. The master bedroom sits to the front aspect of the property with a large window filling the room with light. The master has been tastefully decorated and benefits from fitted wardrobes and access to an en-suite shower room. The en-suites have been fitted with a contemporary three piece suite including shower cubicle, wash hand basin and low level WC. The three further bedrooms are all of a good-size and well-presented. The family bathroom is beautifully presented with fitted contemporary tiled walls and flooring and fitted with a four piece suite including separate shower cubicle, bath tub, wash hand basin and low level WC. Outside the property benefits from a good size driveway set to the side of the property leading to a single garage providing off road parking. To the rear the enclosed rear garden is a good size and mainly laid to lawn with a variety of shrubs and borders. There is a large contemporary patio area which is a great space for alfresco dining and entertaining with family and friends with French doors leading into the open plan kitchen/dining room. Helpston is a picturesque village located between the market town of Stamford and the City of Peterborough. The village is served well with a convenience store, Post Office a public house and farm shop. There is also the family run Helpston Garden Centre. With a supermarket located approximately 5 miles away, Helpston enjoys views over neighbouring countryside and has a good selection of walking and cycling routes.

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Cuckoo Close, Helpston, Peterborough
 Approximate Gross Internal Area
 Main House = 132 Sq M/1420 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 152 Sq M/1635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Garage 20'3" x 10'9"
- Lounge 16'8" x 12'2"
- Study 10'3" x 8'2"
- Kitchen/Dining Area 25'6" x 11'3"
- Bedroom One 12'11" x 12'1"
- Bedroom Two 10'2" x 8'10"
- Bedroom Three 10'7" x 9'0"
- Bedroom Four 14'9" x 9'0"

TENURE: FREEHOLD



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