

Huntly Grove, PE1 2QN
Peterborough
Cambridgeshire
£475,000

Hurfords



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- Central Location, Within Walking Distance to the City Centre
- Unique Four Bedroom Home
- Private Driveway Leading to Two Double Garages, One Converted to a Home Office
- Open Plan Kitchen/Dining Room with Log Burning Stove
- Good Size Converted Basement
- Close to Local Schools and Amenities Including Kings School
- Characterful Snug Style Sitting Room
- Landscaped Garden with Patio and BBQ Area

Huntly Grove Peterborough Cambridgeshire PE1 2QN

Full of character this centrally located unique four bedroom home is situated a stone's throw away from the sought after Kings School. This home offers an open plan kitchen/dining room with log burner, large drive leading to two double garages one which has been converted to a home office/sun room.

Step into the embrace of a truly unique residence filled with character and charm -a four-bedroom detached haven set across three floors.

The heartbeat of this home is its open-plan country-style kitchen and dining room, seamlessly connected and infused with warmth from a log-burning stove. This space is not just a culinary haven; it's the heart of the home for gatherings and entertaining.

Descend to the basement, where functionality meets innovation. Divided into two sections, it unveils a practical utility room and a further office space, catering to the diverse needs of modern living. Whether it's organizing daily essentials or cultivating a productive workspace, this basement is a hidden gem.

The four bedrooms, each generously sized, create individual sanctuaries. Among them, a downstairs bedroom stands out, complete with its private en-suite-an oasis of comfort and convenience. This thoughtful design ensures flexibility and accessibility for residents of all ages making the ideal home for multi-generational living.

Location becomes a key asset, as the property is centrally positioned, allowing for a leisurely stroll to Peterborough City Centre and the prestigious Kings School. A sizable driveway, set away from the road, accommodates multiple vehicles and leads to two double garages that offer both convenience and security.

The adaptive nature of the space extends to a part converted garage, transformed into a home office or sunroom. This additional retreat underlines the property's commitment to providing spaces that seamlessly blend work, relaxation, and leisure.



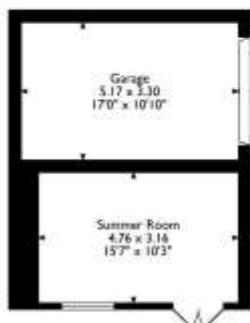
As you step into the landscaped garden a patio invites you to bask in the outdoors, while a dedicated BBQ area becomes the hub of al fresco entertainment. This private oasis becomes an extension of the living space, connecting the interior with nature.

In every aspect, this home stands as a testament to thoughtful design, blending functionality with aesthetics.

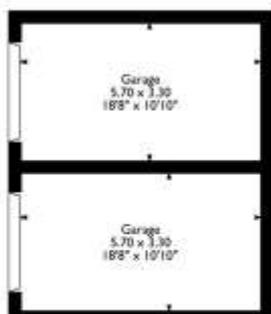
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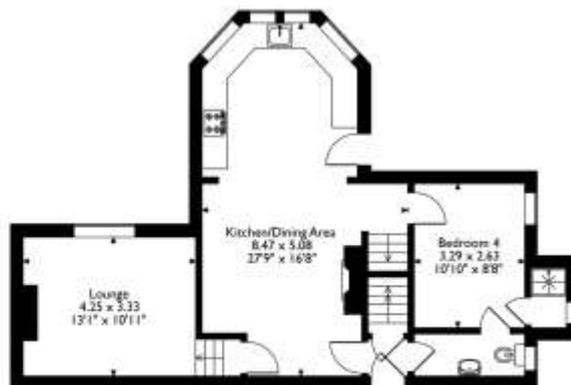
Huntly Grove, Peterborough, Cambridgeshire
 Approximate Gross Internal Area
 Main House = 148 Sq M/1593 Sq Ft
 Garage/Outbuilding = 74 Sq M/797 Sq Ft
 Total = 222 Sq M/2390 Sq Ft



First Floor



Basement



Ground Floor

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

Ground Floor

Lounge 13'1" x 10'11"
 Kitchen/Dining Area 27'9" x 16'8"
 Bedroom Four 10'10" x 8'8"

Basement

Utility/Workshop 14'0" x 12'6"
 Study 13'6" x 9'11"

Garage One 18'8" x 10'10"
 Garage Two 18'8" x 10'10"
 Garage Three 17'0" x 10'10"
 Summer Room 15'7" x 10'3"

First Floor

Bedroom One 14'1" x 10'11"
 Bedroom Two 15'1" x 8'8"
 Bedroom Three 11'9" x 6'9"

TENURE: FREEHOLD



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