

Old Leicester Road,
PE8 6JR
Wansford
Peterborough
£725,000

Hurfords



4



2



D



E

- Four Bedroom Detached Family Home in Sought After Village of Wansford
- Contemporary Substantial Rear Garden with Patio, Decking Area and Outdoor Kitchen
- Set Upon An Expansive 0.38-Acre Plot
- Master Suite Features a Spacious Dressing Room and an En-Suite Bathroom
- Large Driveway with Oversized Double Garage - Ideal for a Conversion to an Annexe
- Open Plan Contemporary Kitchen
- Tenure: Freehold

17a Old Leicester Road
Wansford
Peterborough
PE8 6JR

Welcome to an extraordinary opportunity to own a stunning detached family residence, situated in the highly coveted village of Wansford. Set upon an expansive 0.38-acre plot, this property embodies the epitome of luxury living, offering a harmonious blend of spacious interiors, contemporary design, and idyllic outdoor entertaining amenities. As you step through the threshold, you are welcomed into a charming porch that leads seamlessly into the grand inner hallway, setting the tone for the elegance and comfort that awaits within. The focal point of the home is the open-plan kitchen, positioned at the front of the property. This culinary masterpiece, featuring a generously proportioned island and seating, is perfectly complemented by sleek tiled flooring and a range of base and wall units finished in a contemporary gloss. Quartz worktops add a touch of sophistication, while integrated appliances ensure both style and functionality are effortlessly combined. Adjacent to the kitchen lies a thoughtfully designed utility room, complete with a variety of base units, a sink, and ample space for additional appliances, providing practicality and convenience for everyday living. From here, access is granted to a tastefully appointed downstairs cloakroom, fitted with a stylish two-piece suite, enhancing the overall comfort and functionality of the home. Moving through the residence, the ground floor unfolds to reveal two elegant reception rooms situated at the rear of the property, separated by a striking feature fireplace that adds warmth and character to the space. The main sitting room exudes a sense of grandeur, offering ample space for both dining and relaxation, with bi-fold doors effortlessly connecting to the expansive rear garden and patio area, creating a seamless transition between indoor and outdoor living. Adjacent to the sitting room, a snug-style reception room provides a cosy retreat, complete with its own feature fireplace and sliding doors that open onto the rear patio, offering a tranquil sanctuary for unwinding and entertaining alike.

Hurfords



Continuing on the ground floor, three generously proportioned double bedrooms await, each offering flexibility in usage and adorned with luxurious finishes. Bedroom two boasts direct access to the rear garden, while bedroom three benefits from fitted wardrobes, enhancing the functionality and comfort of the space. These bedrooms provide endless possibilities for customization, ideal for accommodating guests or establishing a dedicated home office or study to suit individual needs. A sleek family bathroom completes the ground floor layout, featuring a contemporary three-piece suite, including a luxurious bath tub with shower over, a low-level WC, and a wash hand basin with fitted vanity storage unit, ensuring both style and practicality are seamlessly integrated into the home. Ascending the stairs adorned with oak and glass balustrades, you are greeted by the opulent master suite, occupying the entire first floor with unparalleled luxury and sophistication. This expansive retreat features a spacious dressing area adorned with fitted wardrobe space, providing ample storage and organization solutions. The accompanying en-suite bathroom exudes elegance and style, boasting a contemporary four-piece suite, including a shower cubicle and a separate freestanding bath tub, offering a sanctuary of relaxation and rejuvenation. Completing this magnificent suite is the master bedroom itself, which opens onto a private balcony overlooking the rear garden, providing a serene escape and breathtaking views of the surrounding landscape.

Old Leicester Road, Wansford, Peterborough
 Approximate Gross Internal Area
 Main House = 205 Sq M/2206 Sq Ft
 Garage = 41 Sq M/441 Sq Ft
 Total = 246 Sq M/2647 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.



A large storage room is also accessed on the first floor. Stepping outside, the property offers a wealth of outdoor amenities designed to enhance the lifestyle of its fortunate residents. A substantial driveway welcomes you upon arrival, leading to a double garage that provides ample parking and storage space, with the added potential for conversion into an annexe or home office to accommodate the diverse needs of modern living. The expansive rear garden is a true oasis of tranquillity, featuring a meticulously manicured lawn, adorned with a variety of mature shrubs, trees, and plants, creating a picturesque backdrop for outdoor relaxation and recreation. A contemporary patio area serves as the perfect setting for alfresco dining and entertaining, offering ample space for social gatherings and enjoying the idyllic surroundings. Additionally, a charming summer house beckons, for use as a home office, gym, or entertaining area, providing endless possibilities for outdoor enjoyment and relaxation. Completing this outdoor haven is an impressive outdoor kitchen area, equipped with a pizza oven, sink, and a raised decking area overlooking the garden, providing the ultimate setting for culinary adventures and outdoor entertaining.



Hurfords



SCAN ME

Selling your property?
Contact us to arrange a FREE home valuation.

01733 380956

5 The Barns, Milton Lane, Castor, Peterborough, PE5 7DH

castor@hurford.co.uk

www.hurfords.co.uk

Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC103634 – PDAF 0002

