

Wayford Close, PE3 9NL
Peterborough
Cambridgeshire
£400,000

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- Three/Four Bedroom Detached Home
- Open Plan Kitchen/Dining Room
- Beautifully Landscaped Front and Rear Garden
- Driveway and Garage
- Sought After Longthorpe Location
- Close to Local Amenities Including Peterborough Train Station
- Two Good Size Reception Rooms, Which Could be Utilised as Ground Floor Bedrooms

3 Wayford Close Peterborough Cambridgeshire PE3 9NL

As you step through the welcoming front door, you are greeted by a spacious entrance hall. This bright and airy space seamlessly connects to the versatile reception rooms, the kitchen/dining room, and a convenient downstairs cloakroom fitted with a two-piece suite.

The property features two reception rooms, each offering flexibility in their use. These rooms can be enjoyed as additional living spaces, a formal dining room, or a downstairs bedroom, depending on your needs. The home office/study, located to the rear of the property, provides a tranquil space for work or study, complete with sliding doors that open directly to the picturesque rear garden and patio area. The formal sitting room, positioned at the front aspect is impressively spacious and bright with a skylight, creating an inviting atmosphere.

At the rear, the heart of the home unfolds in the form of a well-appointed kitchen and dining area. The kitchen is designed with a range of stylish base and wall units, accented by wooden worktops. It includes integrated modern appliances such as an oven, hob, and extractor hood. A large window frames the lush views of the rear garden, and a door allows easy access to outdoor spaces. The adjacent dining area is bright and welcoming, enhanced by a window to the front aspect and an additional skylight, making it the perfect spot for family meals and gatherings. Upstairs, the landing leads to three generously sized bedrooms and a spacious family bathroom. The master bedroom is a standout feature, offering ample space and dual aspect windows that provide delightful views of both the front and rear. The two additional bedrooms are also well-proportioned, offering plenty of room for relaxation or study. The family bathroom is thoughtfully designed with a three-piece suite, including a bathtub with a shower over, a wash hand basin, a low-level WC, and fitted vanity storage for all your essentials.

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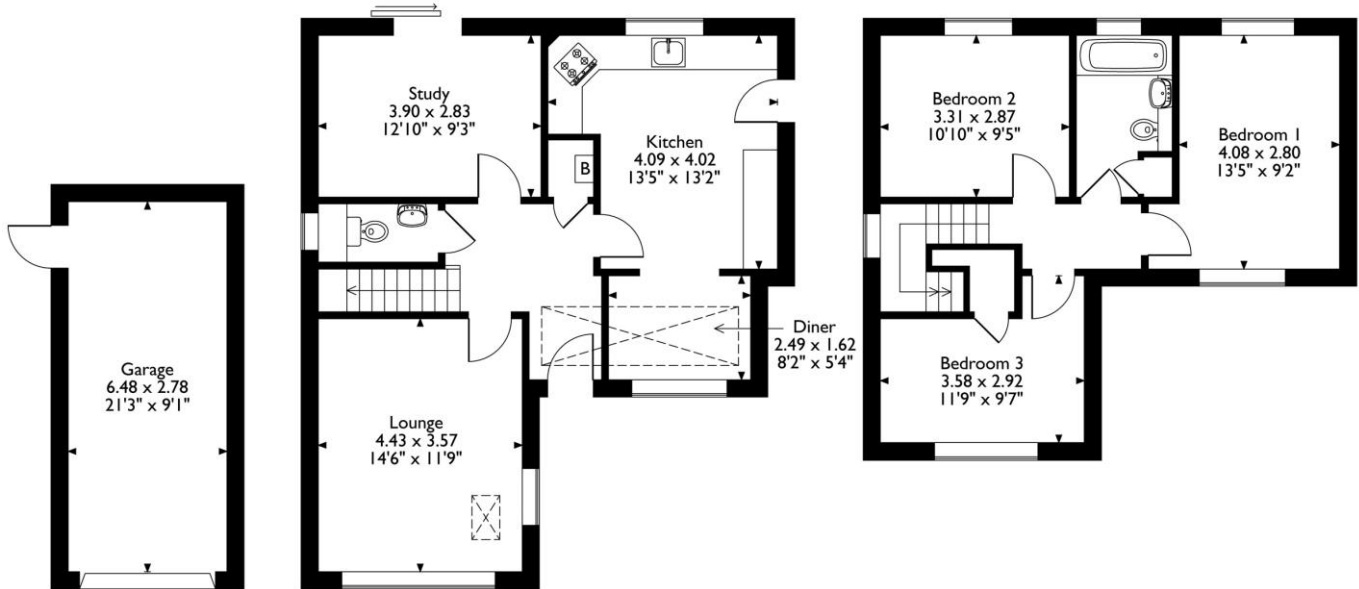


The property's charm continues outside with a beautifully maintained front garden, mainly laid to lawn, and adorned with a variety of mature plants, flowers, and hedges. A substantial hardstanding driveway provides ample parking space and leads to the garage. The inclusion of solar panels is an added benefit of the property.

The rear garden is a true haven, offering a private and tranquil escape. Beautifully landscaped, it features a generous lawn area, a variety of mature plants and trees, and a delightful patio space perfect for entertaining or enjoying quiet moments. The mature landscaping ensures privacy and creates a serene backdrop for outdoor activities.

This delightful home in Longthorpe provides a unique combination of comfort, versatility, and environmental responsibility. Longthorpe provides easy walking access to many country walks - including Nene Park. Ideal for those seeking a peaceful retreat in a sought-after location.

Wayford Close, Peterborough
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 122 Sq M/1314 Sq Ft



Ground Floor

First 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

- Lounge 14'6" x 11'9"
- Study 12'10" x 9'3"
- Kitchen 13'5" x 13'2"
- Diner 8'2" x 5'4"
- Bedroom One 13'5" x 9'2"
- Bedroom Two 10'10" x 9'5"
- Bedroom Three 11'9" x 9'7"
- Garage 21'3" x 9'1"

TENURE: FREEHOLD





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