



32 Gretton Close, Peterborough Freehold £675,000

Hurford's

Key Features



- Five bedroom detached family home
- Set over 2,261sq/ft
- Sought after location of Botolph Green
- Expansive open plan kitchen/dining/family room
- Three reception rooms

As you step into the property, you are greeted by a spacious entrance hall that sets the tone for the generous proportions throughout. From here, doors lead to the various reception rooms, the open-plan kitchen, and a conveniently located downstairs cloakroom, fitted with a two-piece suite comprising a wash hand basin and low-level WC.

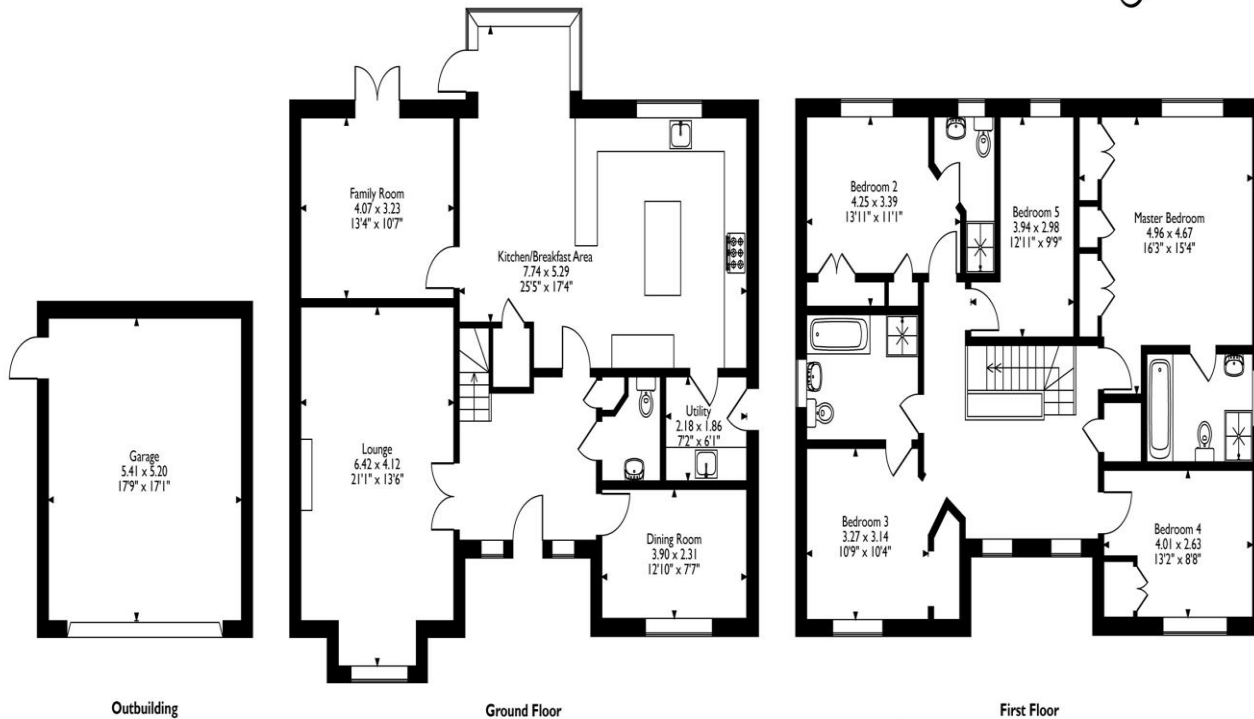
At the front of the property, you'll find a versatile dining room, featuring a window to the front aspect. This room could easily serve as a home office, catering to the needs of today's buyers.

To the left of the entrance hall, double doors open into the expansive 21' sitting room. This elegant space is flooded with natural light from the front-facing window and is further enhanced by a charming feature fireplace, creating a warm and inviting atmosphere.

The rear of the home is truly the heart of the property, boasting an open-plan kitchen/dining room designed with family life in mind. The kitchen is well-appointed with a range of base and wall units, including a large island unit, and is finished with tiled flooring that continues into the utility room. The kitchen seamlessly flows into the dining/sitting area, which enjoys views of the rear garden. A door leads directly



Gretton Close, Peterborough
 Approximate Gross Internal Area
 Main House = 210 Sq M/2261 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 238 Sq M/2562 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.

to the garden, making it perfect for alfresco dining and entertaining. The utility room, complete with worktops, a sink, and space for appliances, also has a door to the side aspect for added convenience.

Adjacent to the kitchen is a generously sized family room, accessible through a connecting door. This additional living space is perfect for relaxation or entertaining, with French doors that open out to the rear garden.

Moving to the first floor, the galleried landing provides access to five well-proportioned bedrooms and the family bathroom.

The master bedroom, located at the rear of the property, features fitted wardrobes and a luxurious en-suite bathroom. This en-suite boasts a four-piece suite, including contemporary tiling, a separate bathtub, a shower cubicle, wash hand basin, and a low-level WC.

The second bedroom is equally impressive, with fitted wardrobes and its own en-suite shower room, fitted with a modern three-piece suite.

The third bedroom, situated at the front of the property, offers ample wardrobe space and has convenient Jack and Jill access to the family bathroom, which is fitted with a four-piece suite, including a separate shower cubicle and bathtub. Bedrooms four and five complete the first floor, with bedroom four offering generous proportions and fitted wardrobes, while bedroom five is a good-sized single room overlooking the rear garden, which could also serve as an additional home office.

Externally, the property benefits from a block-paved driveway leading to a double garage, offering ample parking. The front garden is mainly laid to lawn and is adorned with mature bushes and trees, adding to the property's curb appeal.

The rear garden is predominantly laid to lawn, featuring a variety of mature hedges and is enclosed by fencing, providing a private and secure outdoor space for the family to enjoy.

This substantial family home offers a perfect blend of space, comfort, and location, making it an ideal choice for those seeking a forever home in Botolph Green.

To view this property call Hurfords on: 01733 380956

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 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 castor@hurfordss.co.uk

 www.hurfordss.co.uk



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