



Hurfords

2 Pridmore Close, Woodnewton, Peterborough Freehold £750,000

Key Features

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- Substantial stone built detached family home
- Set over 2163 sq/ft of accommodation
- Expansive open plan kitchen/dining/family room
- Four good-size reception rooms
- Generous size rear garden with contemporary patio areas

The ground floor offers a welcoming entrance hall with understairs storage, leading to the various living spaces. The lounge is spacious and bright, with a feature fireplace and bi-folding doors that open onto the rear garden.

The second and third reception room both equal in size are generously proportioned and flexible with their usage. With plenty of natural light from the front aspect windows these spaces are currently used as a home gym and a children's play room but could be utilised in a variety of ways including a home business space, further sitting room or second home office depending on the needs of the buyer.

The fourth reception room, currently used as a home office, is an ideal home working environment with window overlooking the front aspect and plenty of space for storage. The heart of the home is the extended kitchen/dining/family room, with floor-to-ceiling triple sliding doors offering stunning panoramic views of the large garden. The modern kitchen is well-equipped with contemporary gloss finish base and wall units, white stone worktops, and a range of integrated appliances, making it both stylish and functional.



2 Pridmore Close, Woodnewton, Peterborough, England

Approximate Gross Internal Area
Main House = 188 Sq M/2023 Sq Ft
Outbuilding = 13 Sq M/140 Sq Ft
Total = 201 Sq M/2163 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.

The open-plan design flows into the dining area, which is bathed in natural light from the glass roof. A Dovre wood burner adds a cosy touch, while the utility room, conveniently located off the kitchen, offers extra storage and workspace.

Upstairs, the master bedroom enjoys twin windows and a modern en-suite with a walk-in shower cubicle. Two further double bedrooms and a single bedroom provide ample space for a growing family, while the family bathroom has been fitted with a stylish three-piece suite, including a bath with a shower over.

Outside, the property is set on one of the largest plots in the development. The front garden features a quince tree and a tarmac driveway with space for multiple vehicles.

The rear garden, mainly laid to lawn, includes two large patio areas, perfect for outdoor dining and entertaining. A substantial wooden building with power and lighting provides additional storage, workshop space or home bar for entertaining.

Located in the picturesque village of Woodnewton, it's an ideal setting for family life. The village boasts a well-kept playground, a village hall with a playgroup. There's also an award-winning village pub, and fast fibre broadband means you can enjoy the best of both tranquil village life and modern convenience. The property is only a 5-minute drive to the A1(M), making Stamford and Oundle easily accessible for shopping and leisure. Further afield, Peterborough offers a fast train service to London in just 45 minutes. Both state and private schooling options are well-catered for in the surrounding area.

This home offers a unique opportunity to enjoy spacious, modern living in a charming village setting, with excellent access to local amenities and transport links.

To view this property call Hurfords on: 01733 380956

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