



Hurfords

Groom Close, Deeping St. James Peterborough Freehold: £800,000

Key Features

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- Five Bedroom Stone Property
- Four Bathrooms
- Contemporary Living
- Large Open plan Family Kitchen
- Four Reception Rooms

Contemporary Stone-Built Home, completed in 2017 (still under warranty) in a Prime Deeping St James Location, set over three floors with contemporary fittings and spacious accommodation and includes triple glazing throughout.

Tucked away in a highly sought-after part of Deeping St James, this stunning contemporary stone-built property offers stylish and spacious living across three beautifully designed floors. Combining open-plan elegance with practical family features, the home presents a unique opportunity for modern contemporary living.

Upon entering, you're welcomed by a striking entrance hall, complete with a double-height picture window that floods the space with natural



light. Off the hallway, there is a cloakroom, a well-appointed home office, and an additional study/dinning room.

Double doors open into the heart of the home: a large, open-plan family kitchen and living space with bi-fold doors onto the garden. The contemporary kitchen is fitted with sleek base and wall units, centred around a generous island-perfect for entertaining. A separate utility room and an additional rear cloakroom provide added convenience.

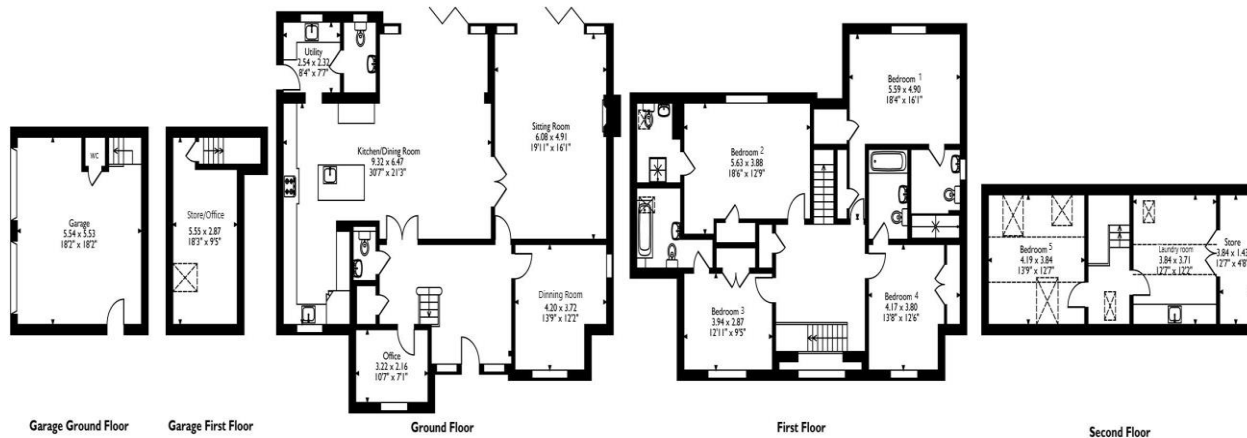
From the kitchen, further double doors lead to a sitting room, featuring a central fireplace with a log burner and gas supply to convert if required and elegant bifold doors that open directly onto the garden.

The first floor is accessed via a galleried landing with a large picture window to the front, offering a bright and airy space. Here you'll find four well-proportioned double bedrooms. The master bedroom has its own en-suites and walk-in wardrobes, the three further bedrooms also have their own en-suites and built in wardrombs. The second floor offers a fifth double bedroom and a flexible laundry room that has plumbing to convert to a bathroom depending on your needs.

Outside the property is approached via a private



2, Groom Close, Deeping St. James, Peterborough, Lincolnshire
 Approximate Gross Internal Area
 Main House = 303 Sq M/3261 Sq Ft
 Garage = 48 Sq M/517 Sq Ft
 Total = 351 Sq M/3778 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.

block paved driveway, leading to a detached garage, the garage has a first floor storeroom/office and a wc with a sink and plumbing for washing machine. There is a large rear garden which is mainly laid to lawn with a large porcelain patio, shrubs and borders and water feature. There is a further courtyard garden between the kitchen and garage with automatic roller doors, which is laid to patio and creates a tucked away seating area. there are several external electric points and taps and a electric car charging point.

Selling your property?

Contact us to arrange a FREE home valuation.

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