



Hurfords

Arborfield Close, Helpston PETERBOROUGH Freehold: £360,000

Key Features

3 1 E B

- Arthur mellows Village College catchment
- Extended and renovated throughout to a high standard
- Beautifully open plan kitchen/living area
- Good-sized gardens
- Garage and large driveway

The Property is entered centrally into an entrance hall with stairs giving access to the first floor and doors off to both sides to the reception rooms. To the left of the entrance hall there is a good-sized sitting room with wooden flooring, bi-fold doors giving access to the kitchen, feature fireplace fitted with a wood burning stove and a window the front aspect.

The dining room sits at the right of the hallway and has wooden flooring, a window to the front and doors giving access to the open plan kitchen.

The open plan kitchen is a fantastic space situated at the rear of the property set in two areas. The kitchen area has a range of contemporary shaker style base and wall units, a range cooker, fitted appliances and a large contrasting island unit, all



with granite worktops. There is also a large sitting/dining area with bi-fold doors onto the garden which creates a great space for contemporary outdoor-indoor living and alfresco dining. This area also has two large lantern roofs and tiled flooring.

From the kitchen area there is access into a side lobby providing access to the garage at the front of the property, the shower room and utility room to the rear.

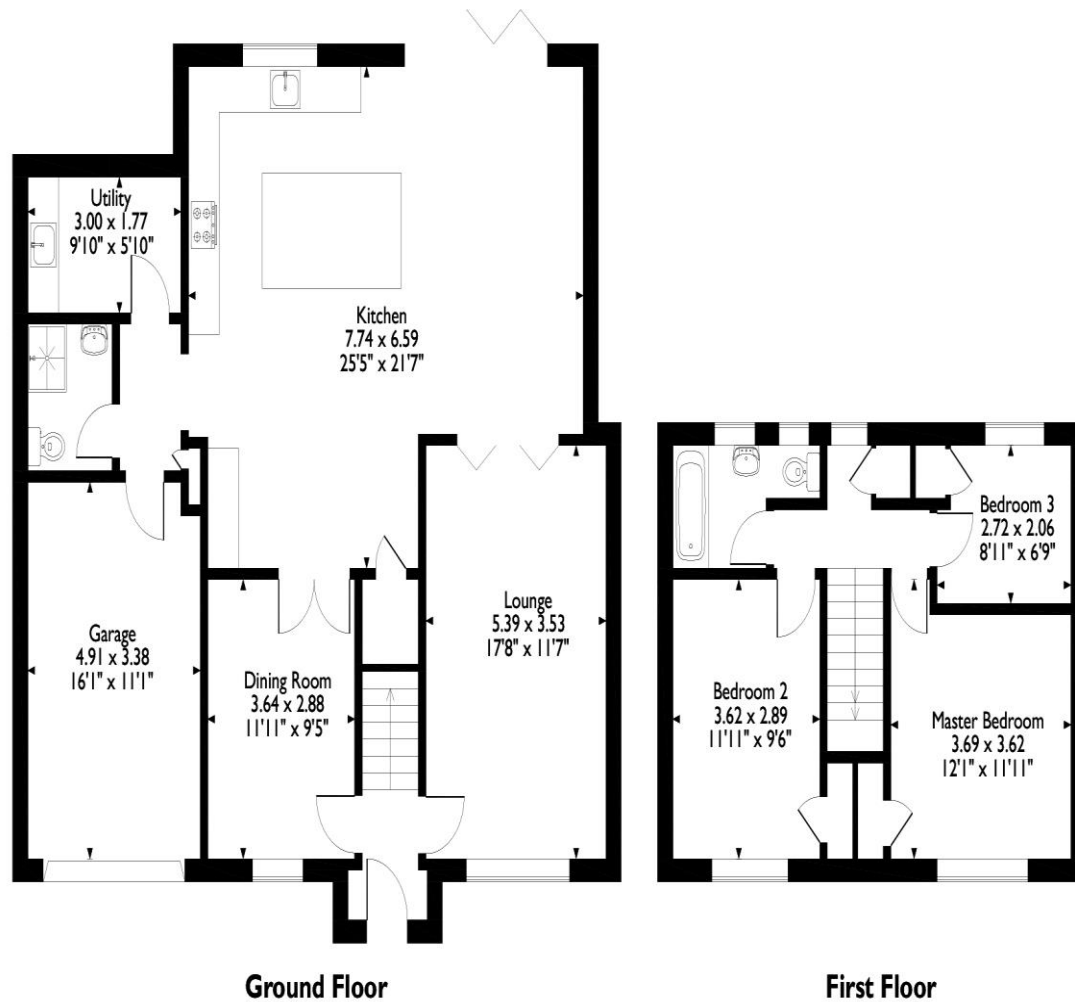
On the first floor, the landing gives access to three good-sized bedrooms, the larger two situated at the front of the property. There is also a well-appointed family bathroom.

Outside

Outside the property has good-sized front and rear gardens mainly laid to lawn with a large driveway providing off road parking for multiple vehicles leading to the single integral garage. The rear garden is beautifully landscaped with a variety of shrubs, borders, mature plants and trees and a large patio area across the back of the property.



Arborfield Close Helpston, Peterborough, Cambridgeshire



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.

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

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

 info@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



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 buyers 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: HUC104038 - 0001

