

Peterborough Road

Wansford, Peterborough, PE8 6JN

Price Guide £695,000

Richardson

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Set on an elevated plot, and previously extended to provide well balanced living and bedroom accommodation, the property is very well presented with double glazing throughout and recently fitted wool carpets. The heart of the home is undoubtedly the kitchen dining area, which showcases a bespoke maple kitchen with quartz worksurface, complete with high-quality Wolf professional appliances and a central island. This space seamlessly flows into the dining area, making it perfect for family gatherings and dinner parties. The living room features a delightful wood-burning stove, creating a warm and inviting atmosphere, with a further reception room currently used as a large study. To the first floor, there are four well-appointed bedrooms, including a master suite that offers a dressing area and an ensuite shower room for added convenience. A guest bedroom also benefits from its own ensuite, while the family bathroom has a clawfoot bath.
Outside, parking for several vehicles to the front, with steps leading up to the front garden features lawns and decorative borders, complemented by decking and paved pathways leading to a useful storage shed. The rear garden has been landscaped with an outdoor cooking and BBQ area, perfect for summer entertaining. A thatched seating area adds a unique touch, while a large insulated building offers versatile options as a workshop, gym, or office.

Entrance hall

Cloakroom

Kitchen diner

Dining area
11'10" x 10'4" (3.62m x 3.15m)

Kitchen area
17'0" x 13'8" (5.2m x 4.18m)

Lounge
16'11" max x 16'11" (5.16m max x 5.16)

Reception/study
14'11" x 12'11" (4.57m x 3.96m)

First floor landing

Master Bedroom


























Dressing area
11'1" x 10'5" (3.39m x 3.19m)

Bedroom area
17'0" max x 12'4" (5.2m max x 3.76m)

Ensuite shower

Guest bedroom
15'1" max x 12'11" (4.62m max x 3.95m)

Ensuite shower room

Bedroom
13'5" x 10'7" max (4.11m x 3.24m max)

Bedroom
10'4" x 6'11" (3.16m x 2.13m)

Family bathroom

External details
Parking for several vehicles to the front with steps up to the well maintained front garden with lawns stocked beds, borders and vegetable plot. Raised decking area with pathway to useful storage shed 3.47m x 2.24m. To the rear is further landscaped garden with outdoor kitchen/BBQ area, a seating area with thatched roofing and an insulated office with heating 5.61m x 2.8m. There is also a pathway giving alternative rear access. Both the front and rear gardens offer a good degree of privacy due to the elevated position.

Tenure
Freehold

Services
All main services connected. Oil central heating

Council Tax
Peterborough Council Tax Band F

Communication
According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
By telephone appointment with Richardson.
post@richardsonsurveyors.co.uk

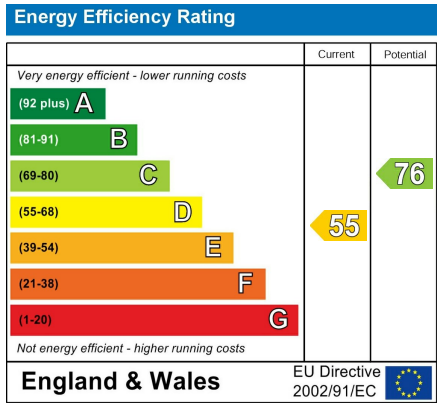
Floor Plan



Area Map



Energy Efficiency Graph



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