



**PEAKIRK ROAD, DEEPING GATE, PE6 9AD**  
**OFFERS IN EXCESS OF £625,000 FREEHOLD**

A Wonderful family home set on a premier causeway, across from open fields and just minutes from riverside walks, within catchment for Arthur Mellows Village College. An established bespoke build enjoying generous, attractive mature gardens, a great living space with 5 bedrooms and 3 reception rooms

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Across from open fields a stunning location, just a few minutes from river walks. A beautiful long frontage with shaped shrubs flanking the long gravel driveway, with ample parking, past the attractive gardens and under the canopy porch with entrance door through to:

#### ENTRANCE PORCH

With space to kick off your shoes and hang your coat, finished with tiled flooring and glazed door through to:

#### ENTRANCE HALL

A generous and welcoming reception hall, with side stairs to the first floor accommodation, under stairs storage, radiator and power points

#### HOME OFFICE/BEDROOM 5

12'9 x 9'11 a versatile space an ideal home office or playroom with UPVC window to the front aspect overlooking the attractive front gardens, radiator and power points

#### DINING ROOM

12'6 x 10'10 a great space for the family and entertaining, a formal dining area with UPVC window to the rear overlooking the generous rear gardens, exposed brick, radiator, power points and opening through to:

#### SITTING ROOM

18' x 13'4 a comfortable sitting room, with sliding UPVC doors onto the rear gardens, ideal for winter evenings with brick fireplace and cast wood burner inset, radiator, power points ample lighting options

#### KITCHEN DAY ROOM

24'1 x 17'2 (max) the heart of any home and this is no exception, a bright space with dual aspect room with UPVC windows to the front and rear aspects, ample space for comfy sofas and dining, the kitchen area comprises a range of solid wood fronted base and eye level storage units,

incorporating straight edge work surface with 1 1/4 sink inset and mixer tap over, integrated oven, microwave and hob, integrated fridge, radiator, power points, TV point and ceiling spot lights

#### REAR HALLWAY

With door to the front aspect, radiator, power points and tiled flooring

#### FREEZER ROOM

7'1 x 5'3 with UPVC window to the side aspect, ample space for storage and chest freezer, with power points and tiled flooring

#### CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two piece suite, low level WC and wash hand basin, tiled flooring and radiator

#### UTILITY ROOM

11'6 x 9'1 a handy space with UPVC window and part glazed door to the rear aspect, comprising a range of base and eye level storage units with sink inset, plumbing and space for washing machine, plumbing and space for dishwasher, recessed storage cupboard, power points and tiled flooring

#### LANDING

A long light landing with UPVC window to the side aspect, loft access (part boarded) and recessed airing cupboard.

#### PRINCIPAL BEDROOM

11'1 x 12'8 opening to 23'10 a superb principal suite, with UPVC window to the rear aspect radiator, power points and opening via wide archway to:

#### DRESSING ROOM

10'10 x 9'2 (excluding wardrobes) with UPVC window to the rear aspect, with a range of fitted furniture including double and single wardrobes, vanity and drawer units

#### EN SUITE

a quality finish with frosted UPVC window to the rear aspect comprising a four piece suite, low level WC, dual circular wash hand basins with vanity and walk in wet area with glass screen and shower over, tiled splash backs under floor heating and recessed mirrors

#### BEDROOM

10'1 x 13'9 a great double room with UPVC window to the front aspect, radiator and power points

#### BEDROOM

13'3 x 9'1 another double bedroom with UPVC window to the front aspect, fitted double wardrobe, radiator and power points

#### BEDROOM

8'11 x 7'10 with UPVC window to the front aspect, fitted double wardrobe with hanging rails, radiator and power points

#### BATHROOM

with frosted UPVC window to the side aspect, comprising a modern four piece suite, low level WC, wash hand basin set in vanity unit, tiled panel bath and corner shower with shower over and ceiling spot lights

#### OUTSIDE

What a location, what a plot, with generous well tended mature gardens to the front and rear, a long gravel driveway is flanked by shaped shrubs, a neat lawn and ample off road parking which leads to a detached DOUBLE GARAGE with remote electric garage door, oil tank internal and external water tap, and recessed log store. The rear gardens are a delight, generous lawns stretch out before you enclosed by fencing with mature trees and shrubs timber summer house, slate beds and a sectioned area to grow your own veg with green house and timber shed.





GROUND FLOOR  
1724 sq.ft. (160.2 sq.m.) approx.



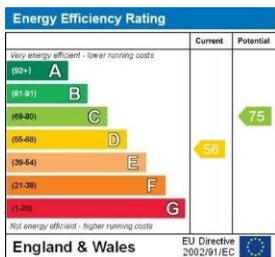
1ST FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 2766 sq.ft. (257.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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