

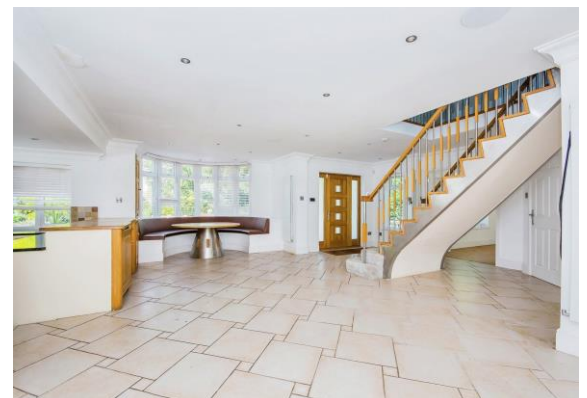
for sale

**£875,000** Freehold



## Furze View Bullock Road Haddon Peterborough PE7 3TT

Located near Elton Furze Golf Club, this extensive property needs to be viewed to be fully appreciated. This beautiful home offers 5 bedrooms along with a tennis court, outdoor pool, hot tub and an outdoor kitchen. On the market with no chain - call 01733 229483 today for more information.



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# Property Details

**Entrance Lobby** 22' 6" x 27' 1" Max into bay window ( 6.86m x 8.26m Max into bay window )

An impressive open plan entrance with large stair case leading to the first floor, bay window and door to front, double doors to lounge, door to cloakroom, open plan to kitchen and dining area and radiator.

## Cloakroom One

With w/c and wash hand basin.

**Lounge** 13' 11" maximum x 24' 8" maximum ( 4.24m maximum x 7.52m maximum )

Feature fireplace, radiator, window to front and rear, doors to garden room. Recess area of 8' 8".

**Conservatory** 10' 5" maximum x 24' 6" ( 3.17m maximum x 7.47m )

With feature fireplace, lantern roof window, windows and french doors to garden.

**Family Area** 27' 11" into bay window x 12' 10" ( 8.51m into bay window x 3.91m )

With bay window to the front.

**Dining Area** 13' 1" x 12' 10" ( 3.99m x 3.91m )

With windows and door to the rear and radiator.

**Kitchen** 21' 1" x 15' 4" maximum ( 6.43m x 4.67m maximum )

Comprising wall and base units with central island, space for range style cooker, integrated appliances, sink and drainer, door to utility and study area, bifold doors to the rear garden and windows to side and front.

**Utility Room** 5' 1" x 8' 2" ( 1.55m x 2.49m )

Comprising base units, storage cupboard, space for appliance, sink and drainer and door to rear,

**Study** 8' 2" x 9' 7" ( 2.49m x 2.92m )

With windows to rear, fitted storage and door to cloakroom.

## Cloakroom Two

With w/c and wash hand basin.

## Landing

With doors to bedrooms and family bathroom and windows to front and rear.

**Bedroom One** 20' 7" x 13' ( 6.27m x 3.96m )

The bedroom has 2 levels with the first area (8' 13" x 13' 0") having an open space and spiral stairs leading to the second floor with the en suite and walk in wardrobe/ dressing area. Steps lead down into the bedroom sleeping area (13'02" x 13' 00"). Window to the rear and radiator.

**Bedroom Two** 14' 8" x 13' max into wardrobe ( 4.47m x 3.96m max into wardrobe )

With fitted wardrobes, windows to front and rear and radiator. Restricted head height. Door leading to en suite.

## En-Suite

With w/c, wash hand basin and shower cubicle.

**Bedroom Three** 10' 7" x 12' 11" with restricted height ( 3.23m x 3.94m with restricted height )

With built in wardrobes and windows to front and rear.

**Bedroom Four** 9' 11" into bay window x 12' 11" ( 3.02m into bay window x 3.94m )

With bay window to front.

## Family Bathroom

With w/c, wash hand basin, shower cubicle and bath.

## Second Floor

**Dressing Room** 19' 7" x 9' 5" ( 5.97m x 2.87m )

Spiral stairs lead from bedroom one to the dressing area and landing area; both with restricted head height. The landing area has eave storage and also leads to the en suite.

## En-Suite

With shower, w/c, wash hand basin and window to the rear.

## Outside

Entering the property there is a secure electric gate and driveway leading to extensive parking and a double garage. To the front of the property is an extensive mature garden with shrubs and trees.



To the rear of the property is a large formal lawn with stairs rising to the outdoor swimming pool. Within this leisure area there is also an outbuilding that has been converted to house a hot tub, outdoor kitchen area, alfresco dining seating and a w/c.

To the side of the property is a tennis court and greenhouse.

**Annex / Bedroom Five** 20' 10" maximum x 14' 3" restricted head height ( 6.35m maximum x 4.34m restricted head height )

With wood flooring and velux windows to each side. Double bedroom and kitchen area with base units, sink and drainer and a bottle chiller. Door leading to en suite shower room which comprises tiled floor, shower, w/c, wash hand basin, shave point and window to the rear.

**Outbuildings** 24' 5" x 17' 11" ( 7.44m x 5.46m )

Converted to house a hot tub, outdoor kitchen area, alfresco dining seating and a w/c.

**Garage** 17' 11" x 24' 5" ( 5.46m x 7.44m )



## Agents Note

Please note all services/appliances have not and will not be tested.

To view this property please contact Connells on

**T 01733 229483**  
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PETERBOROUGH PE7 8NJ

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: HAH305685 - 0005

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