



Hurfords

Rectory Farm Court, Elton, Peterborough, PE8 6SY Freehold £625,000

# Key Features



- Four bedroom detached family stone built home
- Sought after village location of Elton overlooking fields to the rear
- Master bedroom with en-suite
- Smart lighting, heating and audio system throughout
- High quality kitchen/dining room

As you step into the spacious entrance hallway, you are immediately greeted by the elegance and practicality of this home. The hallway provides access to the reception rooms and the open-plan kitchen/dining room. It also features a convenient storage cupboard and a cloakroom fitted with a stylish two-piece suite.

At the heart of the home, the open-plan kitchen/dining room impresses with its Amtico flooring and underfloor heating. The kitchen is beautifully appointed with quality Howden base and wall units, bespoke Corian worktops, and a custom wood breakfast bar. It boasts a range of integrated appliances and a Rangemaster cooker. The dining area, ideal for entertaining, includes built-in audio with ceiling speakers and a door leading to the rear garden and patio area.

The sitting room, located to the right of the entrance hallway, is a generous space with dual aspect windows, a feature fireplace, and fitted bookshelves with inset lighting. This room offers a cosy yet



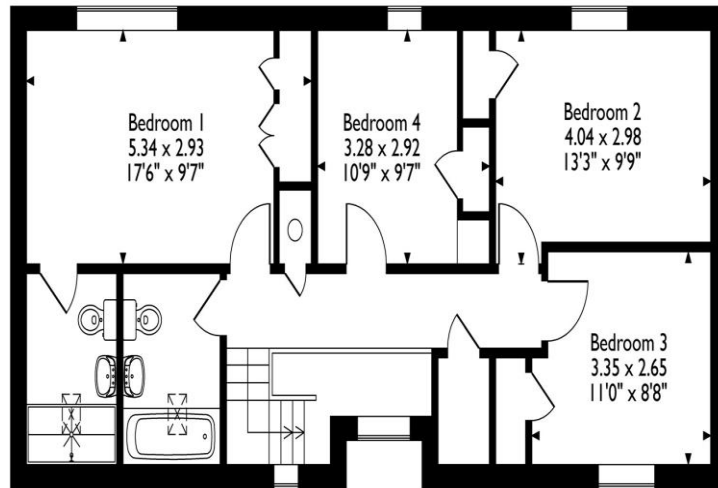
## Rectory Farm Court, Elton, Peterborough

Approximate Gross Internal Area

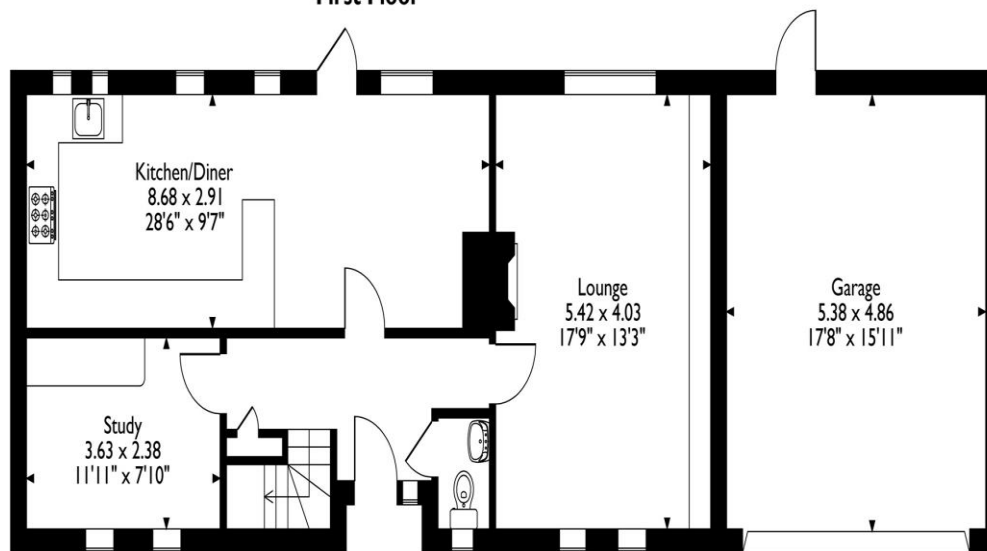
Main House = 136 Sq M/1464 Sq Ft

Garage = 26 Sq M/280 Sq Ft

Total = 162 Sq M/1744 Sq Ft



First Floor



Ground Floor

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.

spacious environment for relaxation.

At the front of the property, the home office is equipped with fitted storage, superfast 2GB broadband, and CAT 5 cabling throughout, ensuring an efficient work-from-home setup. Ascending to the first floor, the part-galleried landing leads to four double bedrooms and a family bathroom. The landing itself includes a large storage cupboard and a window with a view to the front aspect.

The master bedroom is a spacious retreat featuring fitted wardrobes and an en-suite shower room. The en-suite is luxuriously appointed with contemporary tiled flooring and walls, underfloor heating, a walk-in shower with an inset storage shelf, a wash hand basin, a low-level WC, and a skylight.

Bedrooms 2, 3, and 4 all benefit from fitted wardrobes, providing ample storage space for the family. The family bathroom is well-sized and includes a three-piece suite with a bathtub, shower over, and an inset storage shelf, illuminated by a skylight window.

Externally, the property is approached via a double driveway leading to a double garage. The garage features an electric vehicle charging point and additional storage space currently utilized as a utility area.

The rear garden is a tranquil haven overlooking fields, featuring a contemporary patio area with steps up to a well-maintained lawn. The garden is adorned with mature shrubs and borders, offering a delightful outdoor space for relaxation and recreation.

This exceptional family home, with its blend of traditional charm and modern conveniences, is a rare find in the desirable village of Elton. Don't miss the opportunity to make this dream home your reality.

# Selling your property?

Contact us to arrange a FREE home valuation.

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