



38 Riverside Mead, Peterborough Freehold £430,000

Hurford's

# Key Features



- Four-bedroom detached family home
- Master bedroom with balcony and en-suite
- Part garage conversion providing a further reception - total of three reception rooms.
- Contemporary kitchen with utility room
- Situated overlooking the Stanground marina with mooring rights

Upon entering, you are greeted by an inner porch, perfect for storing shoes and coats. This leads into a spacious entrance hall, setting the tone for the generous proportions throughout the home.

The heart of the home is the open-plan kitchen, located at the rear of the property. It features a range of contemporary base and wall units, complemented by a large island unit with a breakfast bar. Adjacent to the kitchen is a well-appointed utility room offering additional storage units and convenient access to the rear garden. The utility room also houses the downstairs cloakroom, fitted with a stylish two-piece suite.

The expansive sitting room at the rear boasts elegant marble-effect tiled flooring and bi-fold doors that





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
148.22 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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open onto the rear garden and decked area, creating a seamless indoor-outdoor flow ideal for entertaining with family and friends.

To the front, you will find two further versatile reception rooms, each of good size. These spaces are flexible and can serve as a dining room, children's playroom, or home office, catering to your family's needs.

#### First Floor:

Ascending to the first floor, the galleried landing provides access to four generously sized bedrooms and a family bathroom.

The master bedroom is a standout feature, offering ample space, fitted wardrobes, and a private balcony with stunning views of the rear garden and marina. The master also benefits from an en-suite shower room, complete with a three-piece suite including a shower cubicle.

Bedrooms two and three are both fitted with wardrobes, providing plenty of storage space. The family bathroom is tastefully fitted with a three-piece suite, including a bathtub with an overhead shower, and a wash hand basin with vanity storage.

#### Exterior:

Outside, the property is approached via a hardstanding driveway leading to a single garage. The front garden is laid to lawn, offering a welcoming approach.

To view this property call Hurfords on: 01733 380956

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