

Forest Approach, PE8 6XG
Kings Cliffe
Peterborough
£450,000

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- Detached Bungalow in Sought After Kings Cliffe Location
- Mature Rear Garden, Driveway and Garage
- Open Plan Kitchen/Dining Room Plus Utility Room
- Sitting Room and Separate Study
- Three Spacious Double Bedrooms
- Well-Presented Throughout

9 Forest Approach Kings Cliffe Peterborough PE8 6XG

As you step through the front door, you are greeted by a spacious and welcoming entrance hall. This area features ample fitted storage, ensuring that coats, shoes, and everyday essentials are neatly organized.

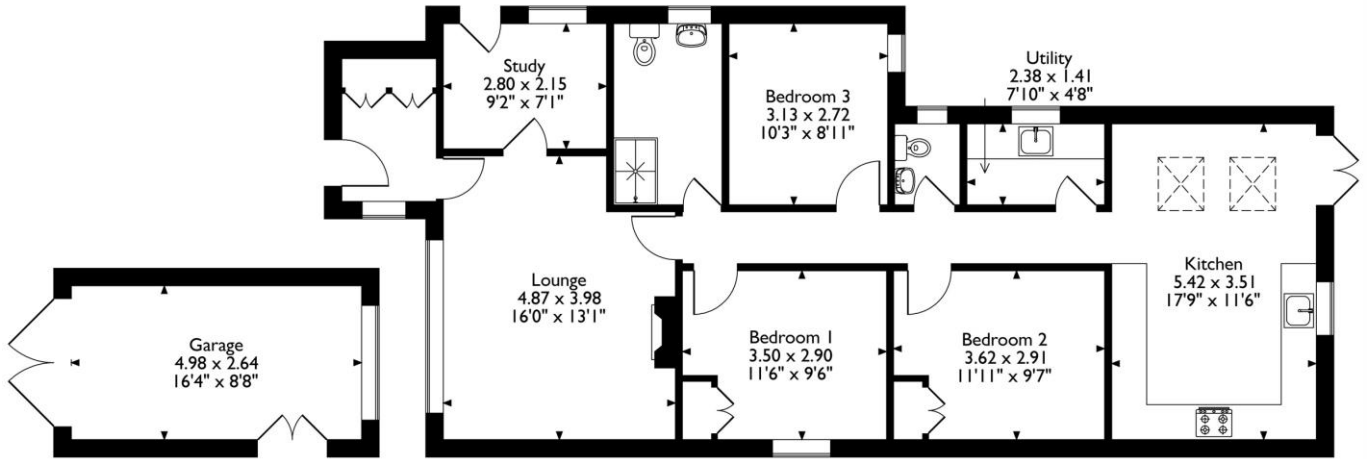
From the entrance hall, proceed into the bright and expansive sitting room. This inviting space is enhanced by a large window that overlooks the front aspect, allowing natural light to flood the room, creating a warm and airy ambiance. The focal point of this room is a charming log-burning stove, perfect for cosy evenings in, adding both character and warmth to the heart of the home. Accessible directly from the sitting room, the spacious study offers a quiet retreat, ideal for a home office, reading nook, or hobby space. This versatile room features a window and door to the side aspect, providing plenty of natural light and easy access to the outdoors. With ample space for office furniture or creative pursuits, this room is a flexible addition to the home, catering to modern work-from-home needs or personal interests. A door from the sitting room leads to a central hallway, which acts as the main access of the home, providing access to all three bedrooms, the family bathroom, a separate WC, utility room, and the kitchen/dining area at the rear. The flow of this space is designed to ensure a smooth transition between rooms, enhancing the overall functionality of the home. The property features three generously sized double bedrooms, each designed with comfort in mind. The master bedroom and the second bedroom come complete with fitted wardrobes, offering plentiful storage and keeping the living areas tidy. Each room provides ample space for a variety of furniture layouts, ensuring a restful and private retreat for each member of the household. The family bathroom is tastefully designed with fully tiled walls and flooring, creating a sleek and modern look. It is fitted with a three-piece suite that includes a shower cubicle, low-level WC, and a wash hand basin.

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In addition to the main bathroom, there is a conveniently located cloakroom fitted with a two-piece suite, including a wash hand basin and low-level WC. This additional facility is ideal for guests and provides added convenience. The rear of the property houses the standout feature of this home - the open-plan kitchen and dining room. The kitchen area is beautifully appointed with a range of contemporary shaker-style base and wall units, complete with elegant wooden effect worktops. This stylish and practical kitchen is designed for both cooking and entertaining, making meal preparation a pleasure. The adjoining dining area is spacious and welcoming, featuring high ceilings, wooden flooring, and French doors that open onto the rear garden. Skylights above flood the area with natural light, creating a bright and airy dining environment, perfect for family meals and gatherings. Adjacent to the kitchen is a well-appointed utility room, providing additional functionality. This space includes ample room for appliances, a sink, and worktops with storage underneath, offering a practical area for laundry and other household tasks. The property is accessed via a hard standing driveway that leads to a single garage, providing secure parking and additional storage. The front garden is tastefully landscaped with mature hedges and a variety of flowering plants, creating an attractive and welcoming entrance to the home.

Forest Approach, Kings Cliffe, Peterborough
Approximate Gross Internal Area
Main House = 99 Sq M/1066 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 112 Sq M/1206 Sq Ft



Ground Floor

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To the rear, the garden is a delightful private haven, mainly laid to lawn and bordered by an array of natural hedges, trees, and vibrant flowers. A large patio area extends from the house, providing an ideal space for alfresco dining, summer barbecues, or simply relaxing in the sun. The garden is thoughtfully designed to offer a mix of open lawn areas and private corners, with a dedicated section at the back currently hosting a greenhouse. This area is perfect for gardening enthusiasts, offering the opportunity to cultivate plants or vegetables in a tranquil setting.

This superb bungalow seamlessly blends modern living with the charm of village life in Kings Cliffe. With spacious interiors, beautiful gardens, and a highly sought-after location, it provides an exceptional living experience for those seeking comfort and serenity.

TENURE: FREEHOLD



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