



16 Heath Road, Helpston, Peterborough Freehold £700,000

# Key Features



- Beautifully Presented Four-Bedroom Detached Family Home
- Sought After Village Location of Helpston
- Close to Locally Schooling and Amenities Including Arthur Mellows Village College Catchment
- Contemporary Open Plan Kitchen/Dining/Family Room
- Three Additional Reception Rooms

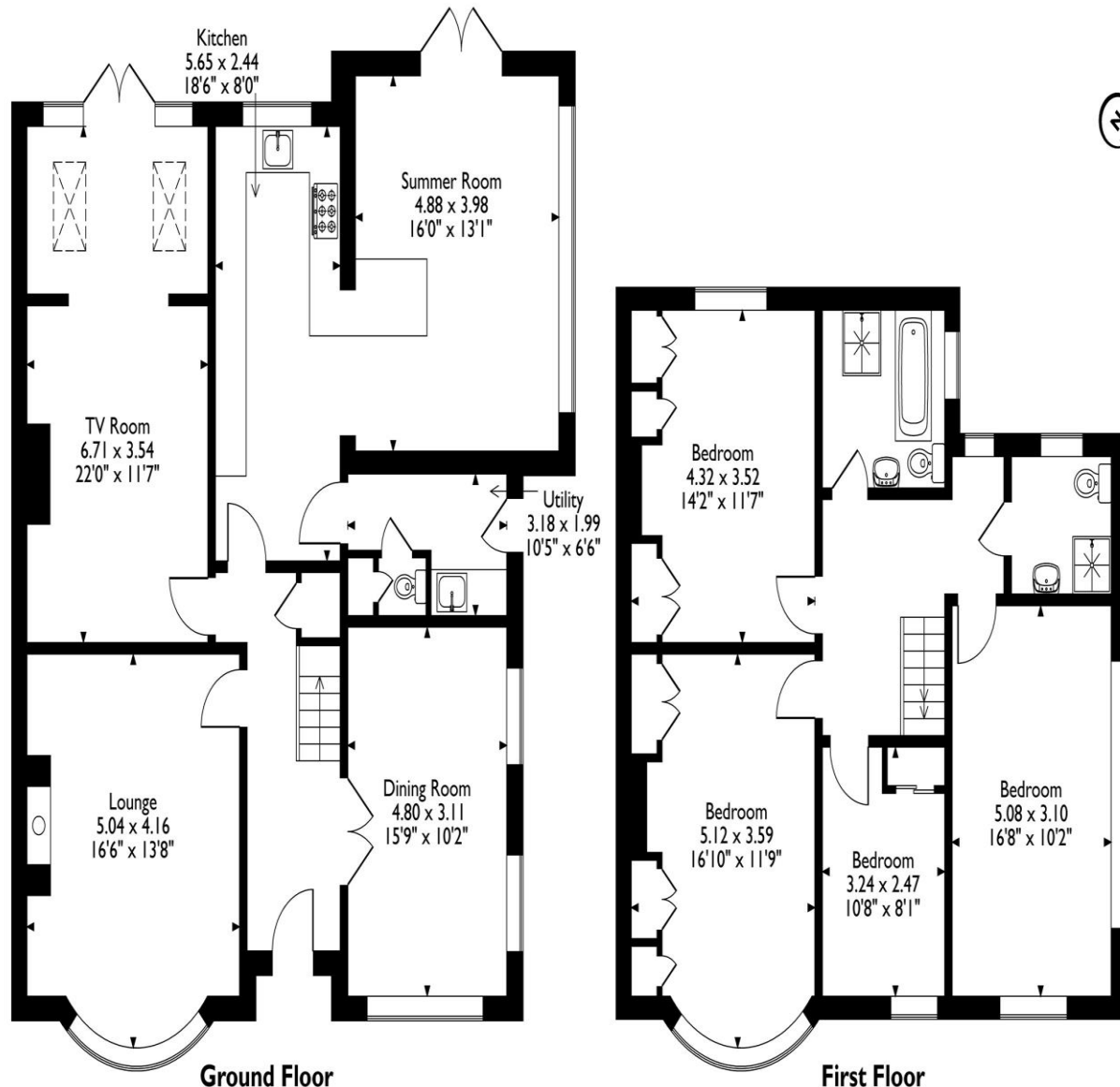
Upon entering, you are welcomed by a spacious entrance hallway, which provides access to the reception rooms and the stunning open-plan kitchen/dining/family area. To the front of the property, the inviting sitting room boasts a bay window, flooding the space with natural light. The room features elegant wooden herringbone flooring and a charming log-burning stove, creating a cosy atmosphere perfect for relaxation. Double doors from the hallway lead into a generously sized dining room, complete with windows on the front and side aspects. With its ample space and wooden-effect flooring, this room is ideal for hosting family gatherings and entertaining friends. The heart of the home lies in the expansive open-plan kitchen/dining/family room at the rear of the property. The kitchen is designed in a contemporary shaker style and is equipped with a range of integrated appliances. A breakfast bar offers additional seating, making it a social hub for casual dining. The open layout flows seamlessly into a spacious dining and seating area, perfect for modern family living. French doors open onto the rear garden and patio, providing



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## Approximate Gross Internal Area

### 192 Sq M/2066 Sq Ft



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.

a wonderful setting for alfresco dining and entertaining. The family room, located at the rear, offers a large versatile space perfect for a further sitting room leading to the rear garden or alternatively as a children's playroom or TV room. This area extends into a further seating space, enhanced by skylight windows and additional French doors leading to the garden, creating a bright and airy ambiance. Upstairs, the galleried landing leads to four well-proportioned bedrooms, a family bathroom, and an additional shower room. The primary bedroom features a bay window to the front, adding character and light and is equipped with fitted wardrobes, bedrooms two, and four also benefit from fitted wardrobe and storage space. The family bathroom is luxuriously appointed with a contemporary four-piece suite, including a bathtub, shower cubicle, wash hand basin, and low-level WC, all complemented by stylish marble-effect tiling and built-in storage. The separate shower room is equally well-finished with a three-piece suite, offering convenience for busy family life.

Outside, the property is approached via a gravelled driveway, providing off-road parking for multiple vehicles, framed by mature hedging for privacy. A single detached garage sits across to the side with access from the garden.

The south-west facing rear garden is a true highlight, generously sized and predominantly laid to lawn, with mature trees lining the rear. A large, modern patio area offers the perfect space for alfresco dining, while a further gravelled area to the side presents an additional seating option. A large shed/Grarage at the rear provides a great space for all the gardening tools. The garden is fully enclosed by fencing, ensuring a secure and private outdoor retreat.

This exceptional property, blending timeless elegance with modern comforts, is a rare find in the desirable village of Helpston, offering an enviable lifestyle in a prime location.

To view this property call Hurfords on: 01733 380956

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