



Woodgate, Helpston Peterborough Freehold: £350,000

Hurford's

Key Features



- Three bedroom semi-detached home
- Situated in the heart of Helpston village
- Walking distance to public house and village shop
- Extended property with scope for further expansion
- Close to local village schools including Arthur Mellow Village College catchment

Upon entering, you are welcomed by a spacious entrance hall that provides access to both the sitting room and the rear of the property. The sitting room, located at the front of the house, features a lovely window overlooking the well-maintained front garden and ample space for seating and storage.

At the rear of the property lies the well-appointed kitchen, fitted with a range of base and wall units complemented by contemporary geometric tiling, and with space for appliances. Adjacent to the kitchen is a useful utility room with rear garden access, and a convenient downstairs cloakroom fitted with a two-piece suite including a wash hand basin and low-level WC.

The dining room, which could serve as an



additional sitting room, boasts a cozy log-burning stove and provides access to the conservatory. The conservatory features exposed stonework, windows overlooking the rear garden, and French doors leading to a patio with a covered seating area - ideal for al fresco dining and entertaining.

Upstairs, the galleried landing leads to three generously sized double bedrooms. The master bedroom, located on the left side of the house, is bright and airy with a window to the front aspect and a Juliet balcony offering views of the rear garden. This room provides ample space for wardrobes and storage. The second and third bedrooms are also spacious doubles, perfect for family members or guests.

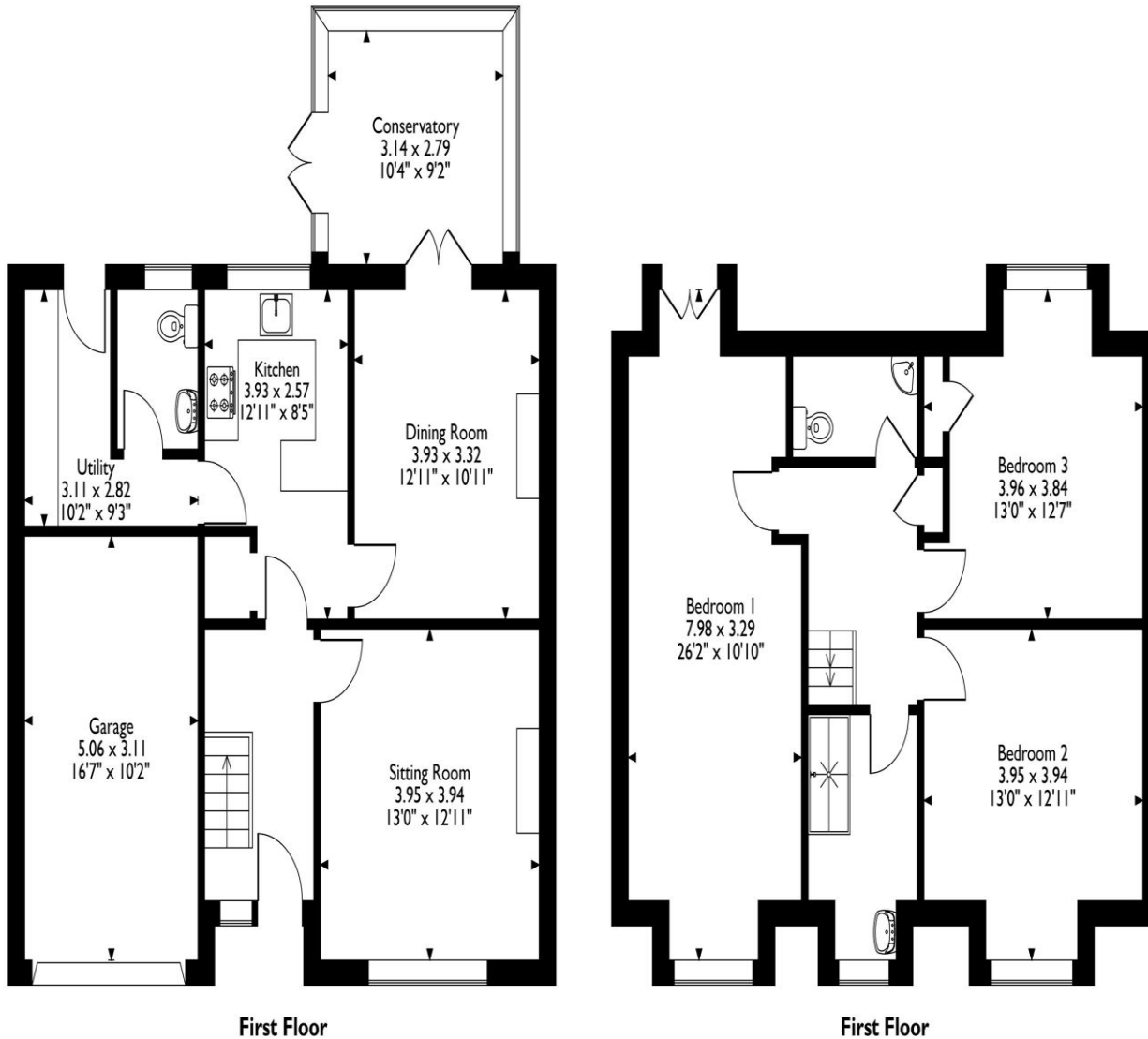
The shower room, located at the front of the house, is fitted with a shower cubicle and wash hand basin, while the separate WC, to the rear, is equipped with a low-level WC and wash hand basin.

Externally, the property benefits from a driveway leading to a single garage, with the front garden primarily laid to lawn and bordered by mature hedges. The large rear garden is also laid to lawn, featuring mature hedges, trees, and planting. A spacious patio with a glass canopy offers an ideal space for outdoor entertaining.

To view this property call Hurfords on:
01954 710620



Woodgate, Helpston, Peterborough
Approximate Gross Internal Area
Main House = 131 Sq M/1415 Sq Ft
Garage = 16 Sq M/172 Sq Ft
Total = 147 Sq M/1587 Sq Ft



First Floor

First 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.

With thoughtful design and future expansion potential, this property presents an excellent opportunity for buyers looking to secure a family home in a sought-after village location.

Selling your property?

Contact us to arrange a FREE home valuation.

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