



Hurfords

Manor Road, Sutton Peterborough Freehold: £925,000

# Key Features



- Detached Family Home With Two Annexe Spaces
- Modern Fitted Kitchen With Integrated Appliances
- Three Ground Floor Double Bedrooms
- Master Bedroom with En-Suite Bathroom
- Stunning Living Room With Double Height Ceilings, First Floor Gallery

This substantial eight-bedroom detached family home occupies a lovely position on a 0.58-acre plot with a southwesterly-facing rear garden. Ideal for commuters, it is conveniently located just seven miles from Peterborough Train Station and one and a half miles from the A1 link. The property offers the prospective buyer the opportunity to update and reconfigure to create their perfect family home, offering over 4700 sqft of accommodation on two levels, with the flexibility of use, including a ground-floor annexe and first-floor annexe/office space.

The main ground-floor accommodation includes a fabulous living room with double-height ceilings and a first-floor gallery, a separate dining room with a feature fireplace, a study with a bay window, a playroom, a modern fitted kitchen with breakfast



bar/island and gas AGA, three double bedrooms (one ensuite), a shower room, and a separate Wc.

Upstairs, the principal bedroom has bay windows and an ensuite bathroom. Bedroom two has built-in wardrobes and access to a walk-in dressing room/occasional bedroom.

The ground-floor annexe has a side access door and includes a lounge, double bedroom, kitchen, and bathroom. The first-floor annexe/office space has a front entrance door, stairs, two rooms, and a WC.

The front driveway provides off-street parking for multiple vehicles. Immediately behind the home is a flagged patio area and access to a laundry room. Beyond is a timber-decked terrace complete with a Pergola. A lawned area forms the vast majority of the garden with an orchard to the top of the garden.



**Manor Road, Sutton, Peterborough**

**Approximate Gross Internal Area**

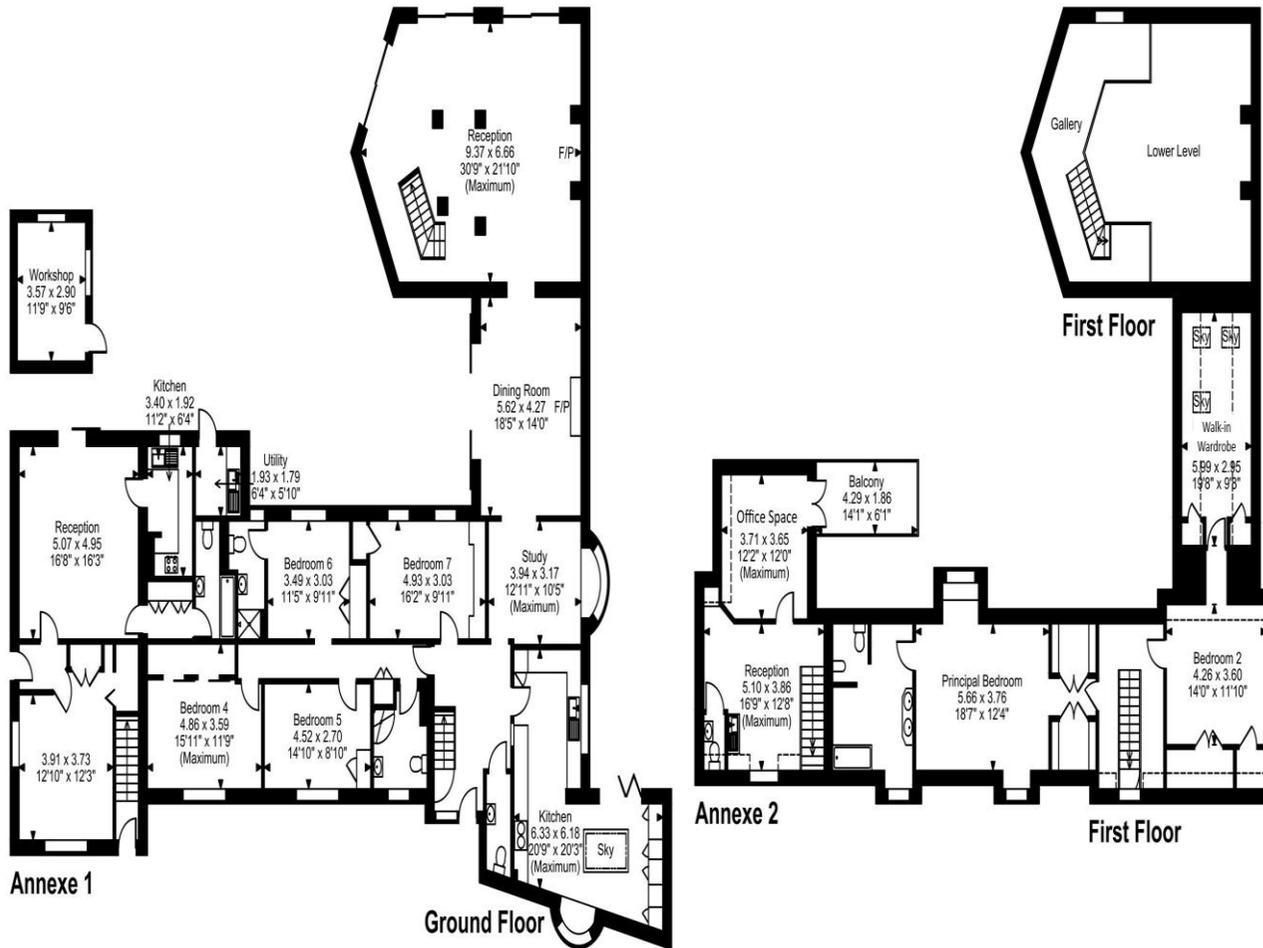
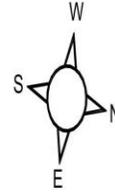
**Main House = 317 Sq M/3412 Sq Ft**

**Workshop = 10 Sq M/111 Sq Ft**

**Annex 1 & Annex 2 = 101 Sq M/1085 Sq Ft**

**Balcony external area = 8 Sq M/86 Sq Ft**

**Total = 428 Sq M/4608 Sq Ft**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 [info@hurfords.co.uk](mailto:info@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



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