



Hurfords

Folksworth Road, Norman Cross Peterborough Freehold: £1,250,000



# Key Features

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- Detached property set over 5177 sq/ft
- Six double bedrooms and four shower rooms
- Open plan kitchen/dining/sitting room with bi-folding doors and utility room
- Landscaped rear garden with heated swimming pool and outdoor kitchen area
- 1055 sq/ft annexe currently utilised as a home gym and family room

As you approach the property, you'll be immediately struck by its commanding presence, with an impressive exterior that exudes elegance and curb appeal. The expansive driveway provides ample parking for multiple vehicles, and with electric gated access, offers both security and convenience for residents and guests alike.

Step inside, and you'll find that this property continues to impress with its well-thought-out layout and premium finishes. The home boasts three generously sized reception rooms, each offering its own unique ambiance. Whether you're looking for a formal living space, a cosy family room, or a sophisticated area for entertaining, this house has it all.

The centrepiece of the home is undoubtedly the





large open-plan kitchen/family room. This space is truly the heart of the house, designed with both functionality and style in mind. It features high-end appliances, sleek cabinetry, and a spacious island, perfect for cooking, dining, and gathering with family and friends. Large windows and bi-folding doors flood the room with natural light and provide seamless access to the garden, creating a great space for alfresco dining and entertaining.

The six bedrooms are all generously proportioned, providing ample space and comfort for a growing family or visiting guests. Three of these bedrooms come complete with their own en-suite facilities, each one designed to the highest standard with luxurious fittings and finishes. The remaining bedrooms share a beautifully appointed family shower room.

Additionally, the property features a versatile annexe that is currently being used as a home gym and office space. This flexible area could easily be adapted to suit a variety of needs, whether as additional living quarters, a studio, or a private retreat, perfect for multi-generational living.

The outdoor space of this remarkable property is designed for both relaxation and recreation. The low-maintenance rear garden offers stunning



Folksworth Road, Norman Cross, Peterborough, Cambridgeshire

Approximate Gross Internal Area

Main House = 383 Sq M/4122 Sq Ft

Outbuilding = 98 Sq M/1055 Sq Ft

Total = 481 Sq M/5177 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.

field views, providing a lovely backdrop for everyday living. Children will love the dedicated play area, while the outdoor kitchen is perfect for alfresco dining and entertaining during the warmer months. The highlight of the garden is undoubtedly the heated swimming pool allowing you to enjoy a swim or lounge by the poolside at your leisure.

In addition to all these incredible features, the property benefits from the advantage of being offered with no forward chain, making the moving process smoother and more convenient. This is a fantastic opportunity for discerning buyers seeking a home that is truly exceptional in every sense.

With its blend of luxurious living spaces, expansive outdoor areas, and a prime location with great access via the A1 motorway and access to local trainlines also making this the ideal location for commuters. This property is more than just a house-it's a dream home waiting to be yours. Don't miss out on the chance to own this exquisite residence and experience a lifestyle of unparalleled comfort and sophistication.

# Selling your property?

Contact us to arrange a FREE home valuation.

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