



79 Wood Road, Kings Cliffe
£250,000

 **NEWTON FALLOWELL**

79 Wood Road

Kings Cliffe, Peterborough

No Onward Chain* *Great Scope and Potential Newton Fallowell are delighted to present this spacious three-bedroom semi-detached home, offering fantastic long-term potential and generous living accommodation throughout. Set within the sought-after village of Kings Cliffe, the property benefits from substantial front and rear gardens, creating an ideal opportunity for further enhancement.

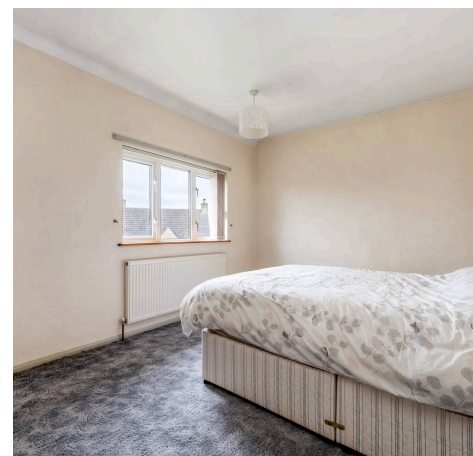
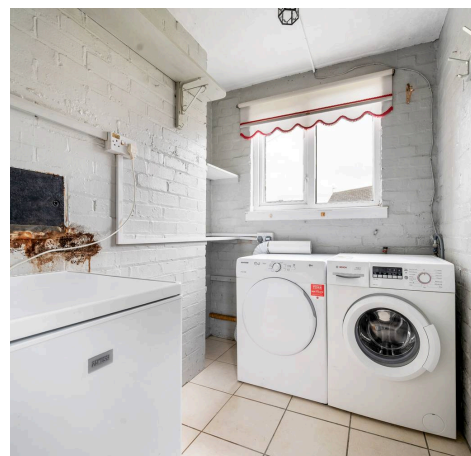
Upon entering, a welcoming hallway provides access to the ground floor reception rooms and stairs to the first floor. To the right, a full-length living room enjoys a front-facing aspect, while a useful under-stairs room/cupboard houses the boiler. The kitchen/dining area leads through to a rear porch, which in turn provides access to a utility room, additional storage space, and a ground floor WC.

Upstairs, the property offers two spacious double bedrooms, both benefiting from built-in storage, along with a third single bedroom, ideal as a home office or nursery. A modern three-piece shower room completes the first floor accommodation.

Externally, the property is set on an elevated plot, accessed via steps from the pedestrian pathway. The generous wrap-around gardens to both the front and rear are fully enclosed, offering privacy and security. A further outbuilding provides useful storage or could serve as a workshop.

Council Tax band: B

Tenure: Freehold



**Kitchen/Diner**

9' 10" x 15' 10" (3.00m x 4.82m)

Lounge

16' 9" x 12' 10" (5.10m x 3.91m)

Understairs Room

6' 0" x 10' 11" (1.84m x 3.33m)

Utility Room

7' 4" x 6' 0" (2.23m x 1.83m)

WC

6' 0" x 2' 9" (1.83m x 0.85m)

Bedroom One

10' 3" x 13' 1" (3.12m x 4.00m)

Bedroom Two

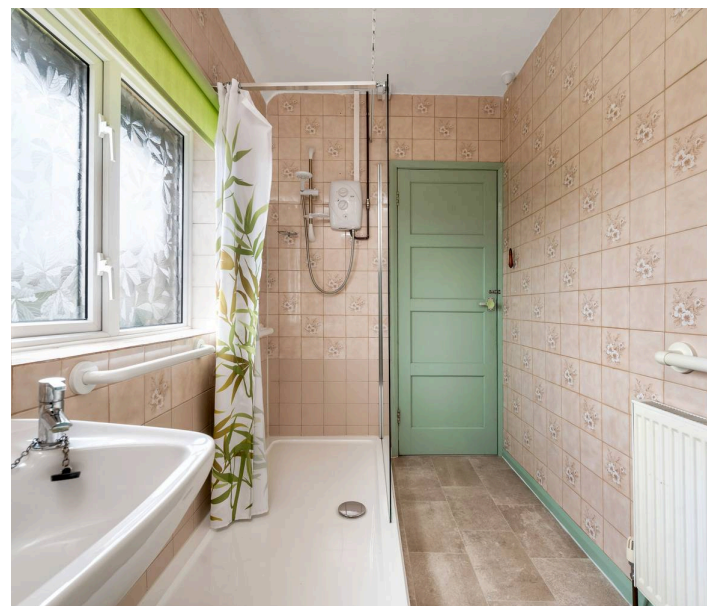
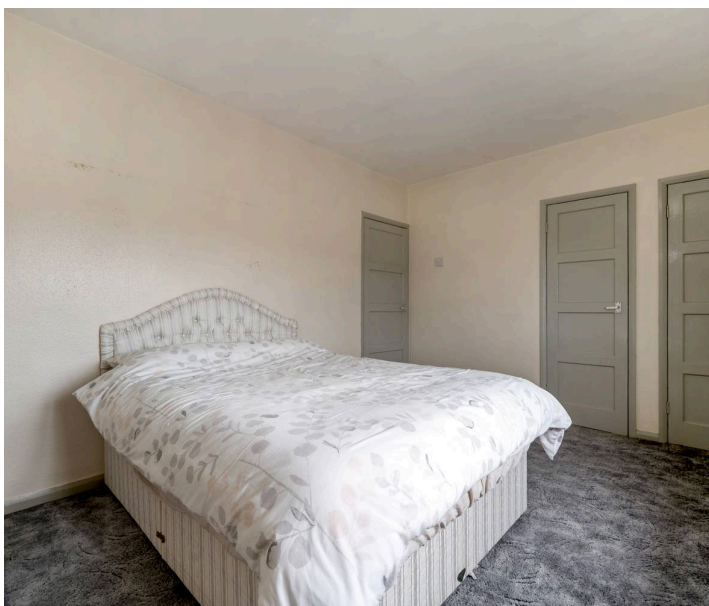
12' 10" x 8' 11" (3.90m x 2.71m)

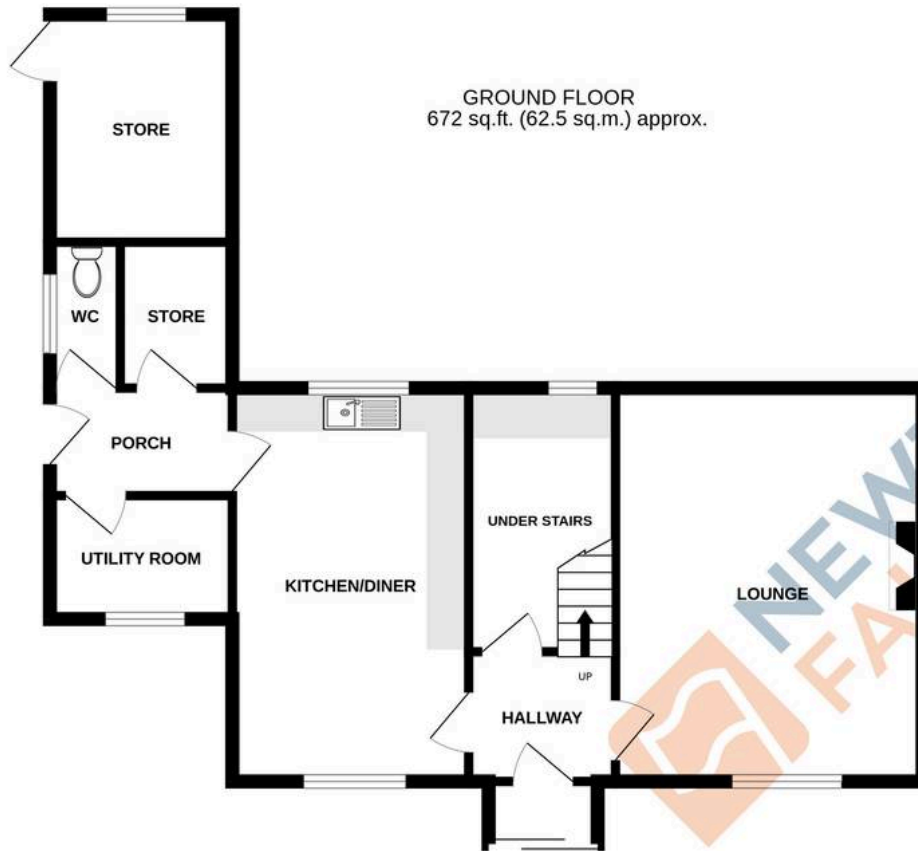
Bedroom Three

9' 8" x 7' 1" (2.94m x 2.16m)

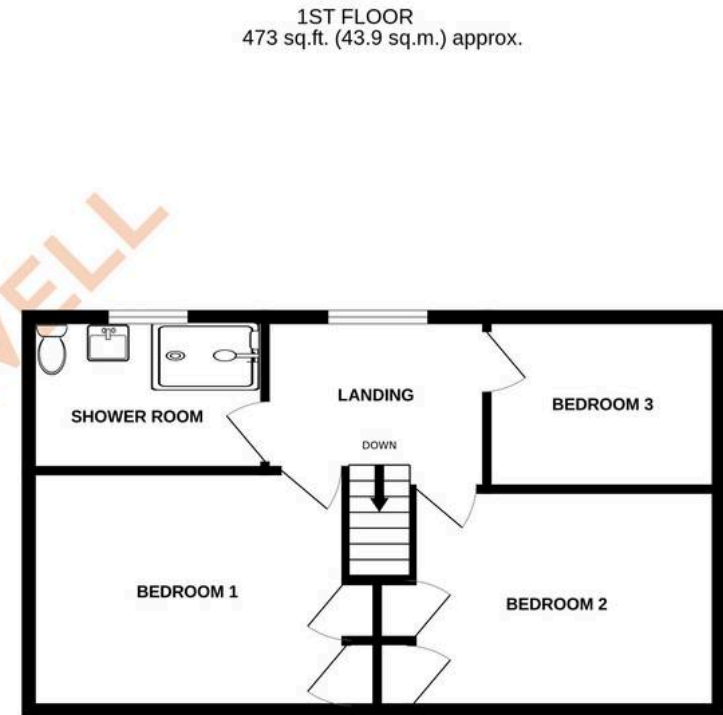
Shower Room

5' 3" x 9' 11" (1.61m x 3.01m)





GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell - Stamford

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