



Hurford's

Vawser Crescent, Peterborough Freehold Guide Price- £930,000

# Key Features



- Prime Location Close to City Centre and Railway Station
- Exceptional Detached Quality Residence
- Substantial Plot
- Five Double Bedrooms
- Separate Studio/ Gym Room

Just 10 minutes' walk from Peterborough Railway Station and the City Centre, this immaculate five-bedroom home combines traditional craftsmanship with the comforts of high-quality modern living. 10 minutes' walk in the opposite direction brings you to scenic riverside walks and expansive country parks.

The accommodation briefly comprises a stunning open-plan kitchen, dining and family room overlooking the generous enclosed rear garden, a separate family lounge, a downstairs toilet, a dedicated study ideal for working from home, (currently used as a further sitting room), and a practical utility room. Upstairs are five generous double bedrooms and three beautifully appointed bathrooms.



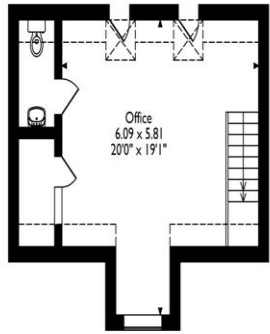
An exceptional and vast open-plan kitchen/dining/family space, designed for modern family living, opens to the rear garden and terrace through full-width and tall, glazed bi-fold doors. Additional windows to the garden allow additional natural light and enhance the sense of space. A high-end and well-equipped kitchen provides extensive storage solutions, a full range of integrated Siemens/Neff appliances, quartz working surfaces and a bespoke central island with seating space. A utility room, and cloakroom/WC complete the ground floor area.

On the first floor, a spacious galleried landing opens into five generous double bedrooms and three beautifully appointed bathrooms, each thoughtfully designed to maximise natural light and a sense of space throughout. Luxury bathrooms sanitaryware by Villeroy & Boch with ceramic tiling supplied by Porcelanosa. Bedrooms 1 and 2 feature elegant walk-in wardrobes, with stunning Hammonds fitted wardrobes enhancing Bedroom 1. Bedroom 5 also benefits from bespoke Hammonds fitted cupboards, adding both style and practicality to the room.

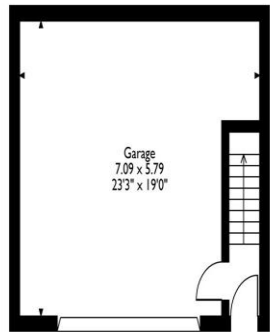
Externally, the home benefits from generous off-road parking, by way of a block paved double width driveway, ample parking for any large or growing family. The driveway leads to a very



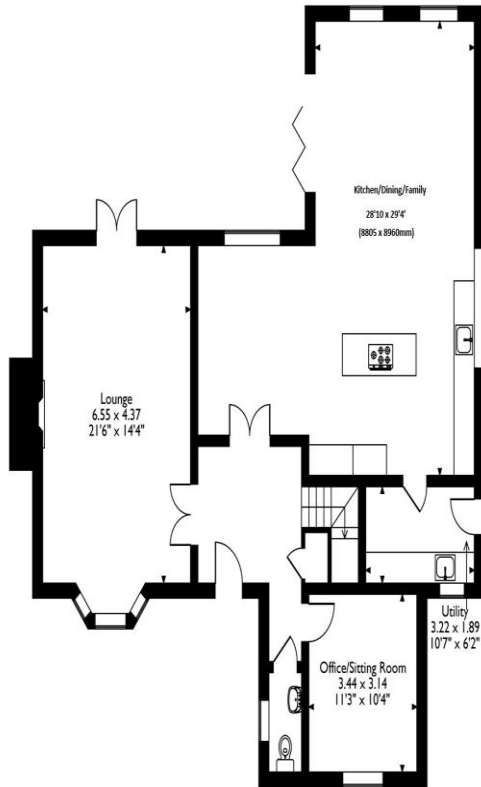
Vawser Crescent, Peterborough  
 Approximate Gross Internal Area  
 Main House = 257 Sq M/2766 Sq Ft.  
 Garage/Outbuilding = 75 Sq M/807 Sq Ft  
 Total = 318 Sq M/3422 Sq Ft



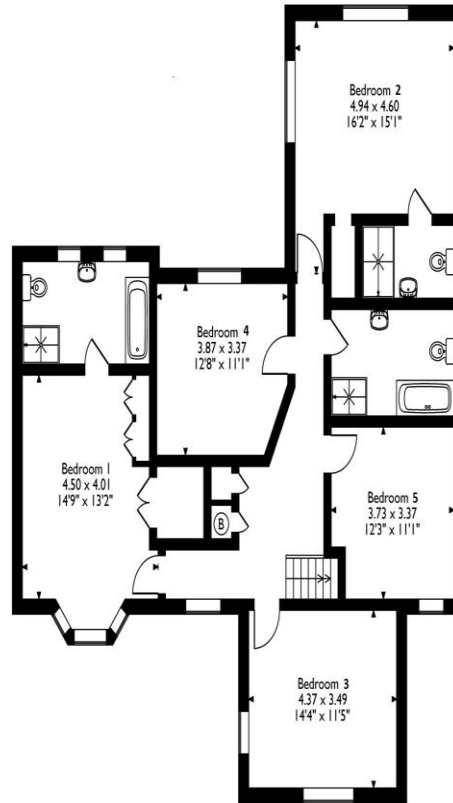
Garage (First Floor)



Garage (Ground Floor)



Ground 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.

generous double garage that can easily accommodate two good sized vehicles, with further room for additional storage. The current owners have converted the upper floor of the garage, accessed via a separate entrance door, into a versatile room currently used as a gym, but it would also be ideal as a separate office/work area, or quality studio, complete with its own cloak room and WC.

The property is presented in show-home condition throughout, and early viewing is highly recommended.

# Selling your property?

Contact us to arrange a FREE home valuation.

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