



Graeme Road, Sutton Peterborough Freehold: £750,000

Hurfords

# Key Features



- Idyllic large private plot with a long gravel driveway offering exceptional seclusion
- Spacious characterful lounge with exposed beams and a working log burner
- Bright wrap around conservatory, perfect for all season enjoyment
- Versatile office/snug, ideal for home working or additional living space
- Shaker style kitchen opening into a family friendly breakfast room

Upon entering, the property opens into a large and welcoming entrance hall, setting the tone for the spacious accommodation throughout. The impressive lounge is full of character, featuring a working log burner set into an attractive brick fireplace. This is a wonderfully bright and airy room, with ample space for relaxed living and direct access into the large conservatory-a perfect all year-round space, especially enjoyed in the spring and summer months as it connects seamlessly with the gardens.

For those working from home, a separate office/snug provides an ideal dedicated workspace, but it also lends itself well as an additional sitting room, a play room for families or fourth bedroom.



The kitchen is fitted with classic shaker style cottage units and opens into the breakfast room, creating a sociable and flexible layout. This space could easily be used as a play area, allowing young children to remain in sight while meals are prepared. A utility area offers further practicality, with direct access into the garage- perfect for returning home after long walks without passing through the main living areas.

Completing the ground floor is a spacious dining room overlooking the expansive garden, ideal for hosting, along with a convenient W/C.

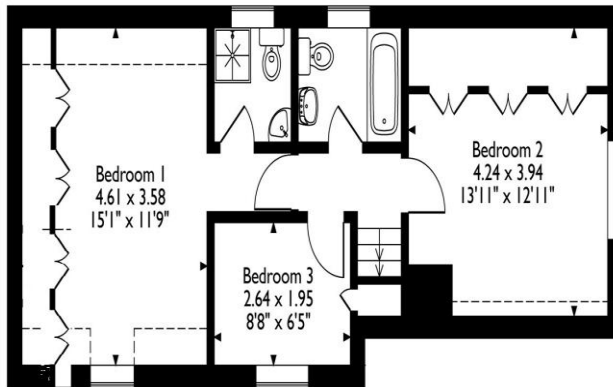
Upstairs, the property offers three bedrooms, including two large doubles and then the third bedroom is a comfortable double currently arranged as a dressing room, providing excellent versatility depending on lifestyle needs. The master bedroom benefits from an en suite, and there is a separate family bathroom serving the additional bedrooms.

The property benefits from generous wardrobe and storage capacity in all three bedrooms.

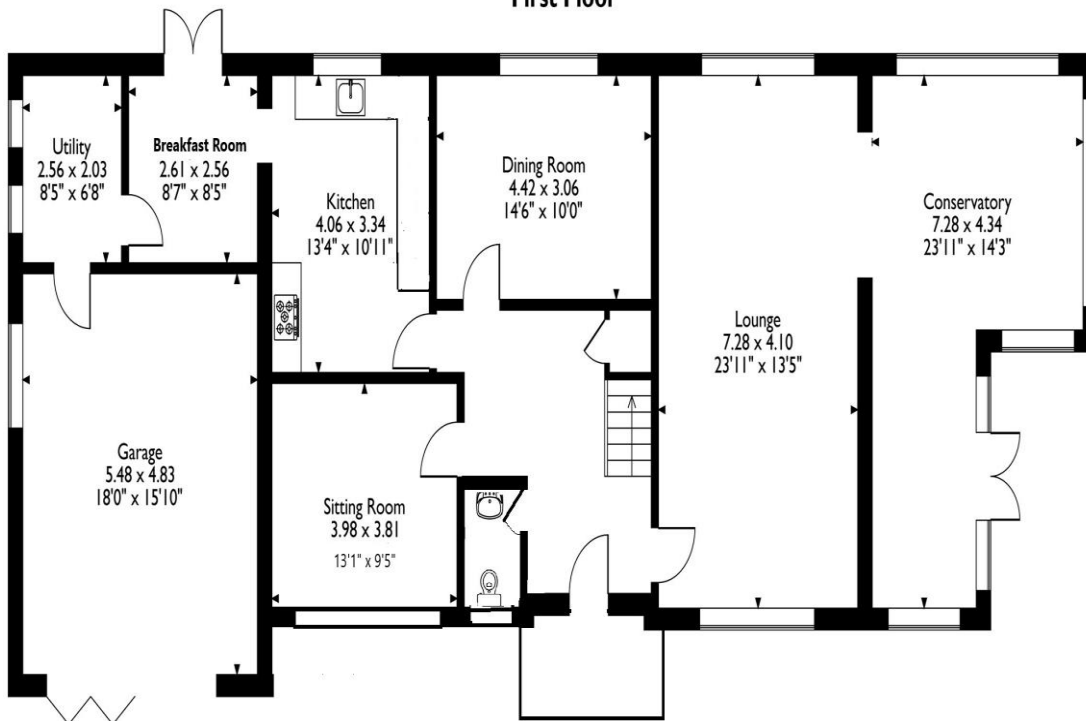
The wrap around garden is without doubt the showpiece of this home. Beautifully maintained and bordered by established hedging and mature trees, it provides exceptional privacy and an abundance of space for outdoor living. From



Graeme Road, Sutton, Peterborough  
Approximate Gross Internal Area  
211 Sq M/2271 Sq Ft



First Floor



Ground 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.

family gatherings to tranquil mornings with nothing but birdsong for company, the garden amplifies the sense of seclusion that makes this property so special.

Character, charm, and a lifestyle defined by peace and privacy-this unique Sutton home offers a setting that is rarely available and always sought after.

# Selling your property?

Contact us to arrange a FREE home valuation.

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