



Hurford's

Hodney Road, Eye Peterborough Freehold: £670,000

# Key Features



- Substantial Detached Family Residence Offer
- Ideal for large Families/Multi Generational Living
- Feature Garden Kitchen/Entertainment Area
- Generous Accommodation
- Four Bedrooms

The property is approached via ample off-road parking, leading to an oversized double garage, enhancing both practicality and curb appeal.

Upon entering, a welcoming and spacious entrance hall sets the tone for the accommodation. From here, you are drawn into one of three generously proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The hallway continues through to a large and impressive kitchen/breakfast room, well-appointed with a range of integrated appliances and designed as the heart of the home.

Further ground floor accommodation includes a separate utility room, a versatile additional reception room currently utilised as a gym (with potential for use as a home office), and a



convenient cloakroom.

To the first floor, the property offers three well-sized double bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys a spacious and luxurious en-suite, featuring a three-piece suite complete with a fully enclosed multi-purpose shower and steam cubicle. A high-quality family bathroom serves the remaining bedrooms and complements the accommodation beautifully.

To the rear of the property, a standout feature is the additional reception space currently used as a fully equipped games and hobby room, positioned behind the main garage-an ideal retreat for teenagers or those seeking a dedicated leisure area.

A further highlight is the separate staircase leading to a fourth bedroom situated above the oversized garage. This private space benefits from its own shower facilities, making it perfect for guests, older children, or potential annex-style living.

The vast rear garden boasts a purpose constructed external garden kitchen, set under a large pergola area, with its own seating and decking area, perfect for those who love to entertain or for those families that wish to make



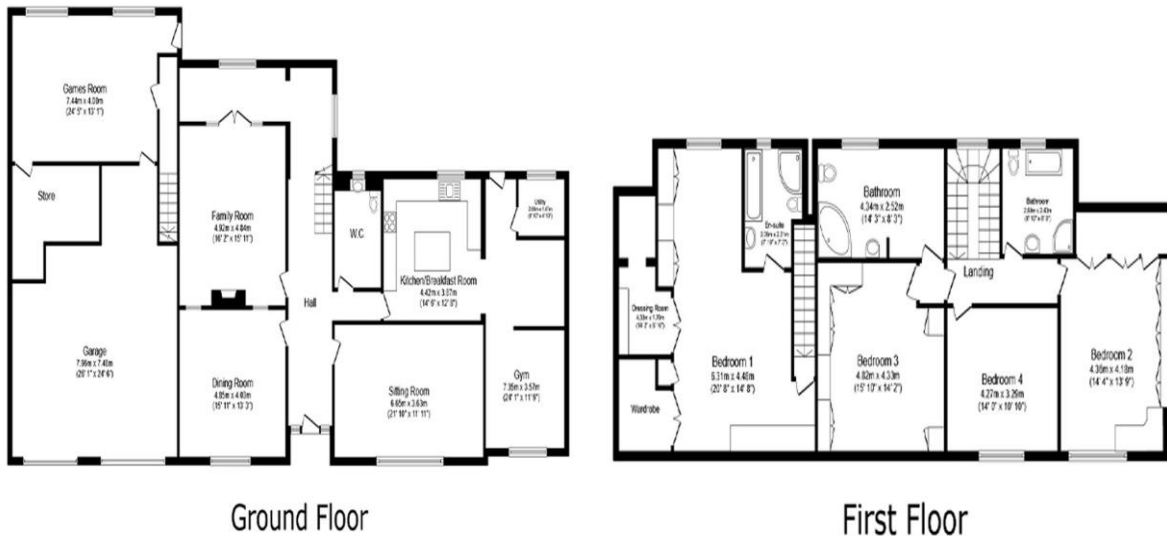
# Hodney Road, Eye, Peterborough, PE6 7YJ

Approximate Gross Internal Area:

Ground Floor = 241.9 sq.m. (2,604 sq.ft.)

First Floor = 138.6 sq.m. (1,492 sq.ft.)

Total = 380.5 sq.m. (4,096 sq.ft.)



the most of sunny spring and summer months. Open courtside beyond the grounds offers a further feeling of being set in a quiet countryside retreat.

Altogether, this majestic home offers an exceptional combination of space, flexibility, and modern comfort, all set within a desirable village location.

# Selling your property?

Contact us to arrange a FREE home valuation.

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