



Hurfords

Catherine Close, Peterborough

Freehold Price £450,000

# Key Features

4 2 E D

- Situated in a highly regarded cul-de-sac
- Ideal for families
- Four bedrooms
- Driveway and double garage
- Close to Peterborough City Centre

Perfectly suited to the needs of a growing or larger family, this well-appointed detached residence offers spacious and versatile accommodation throughout, combined with a particularly private rear garden and excellent parking and garaging facilities.

Internally, the property provides four well-proportioned bedrooms and two bathrooms, complemented by two separate reception rooms, offering plenty of flexibility for family life, entertaining or working from home. At the heart of the property is a refitted contemporary kitchen, complete with a range of integrated appliances and designed to provide a stylish and practical space for everyday living.



To the rear, the fully enclosed garden enjoys an excellent degree of privacy, creating an ideal setting for children to play, outdoor entertaining or simply relaxing during the warmer months.

A significant feature of the property is the impressive double-width driveway, providing excellent off-road parking and leading directly to the double garage, which benefits from twin up-and-over doors. An EV charging point further enhances the property's modern credentials.

The location is equally appealing. Catherine Close enjoys a convenient position within Orton Longville, being ideally placed for access to Peterborough City Centre, with its excellent range of shopping, leisure and everyday amenities, together with the mainline railway station offering fast connections towards London.

For those who enjoy the outdoors, the property is also conveniently situated for Ferry Meadows Country Park, renowned for its beautiful lakes, extensive walking and cycling routes, open countryside and abundance of wildlife. Whether you're a keen dog walker, nature lover or simply enjoy spending time outdoors, this exceptional recreational space is right on the doorstep.

The area is also well served by a selection of well-regarded junior and senior schools, making this an especially attractive proposition for families.



**Catherine Close, Peterborough PE2 7FD**  
**Approximate Gross Internal Area**  
**Total ( Including Garage ) = 1329 SQ FT / 124 SQ M**

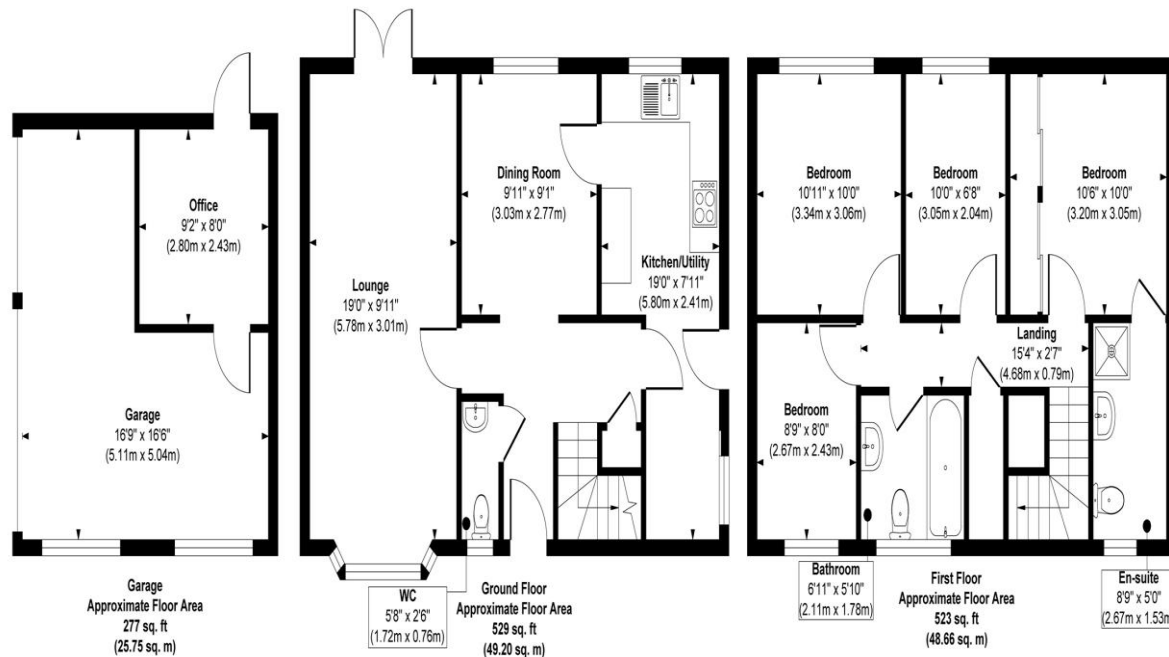


Illustration for identification purposes only, measurements are approximate, not to scale.

A superb modern family home in a desirable cul-de-sac setting, offering generous accommodation, excellent parking, a double garage, private gardens and an enviable location close to both the city and countryside. An early internal inspection is highly recommended.

- Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead -

# Selling your property?

Contact us to arrange a FREE home valuation.

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