

for sale

Guide price £325,000 - £350,000



Tavistock Close Thorney Peterborough PE6 0SP

GUIDE PRICE £325,000 - £350,000

An exceptional detached property with four bedrooms located in the historic village of Thorney. With generous accommodation throughout, the property occupies a wonderful plot in the heart of this desirable location. Call 01733 579412



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Entrance Hall

Decorative UPVC door with a frosted UPVC window to one side into the main entrance. Radiator, patterned ceramic tiled flooring, double doors into storage cupboard (for coats and shoes), smooth ceiling and door into the lounge.

Lounge

17' x 11' 6" (5.18m x 3.51m)

Double radiator, TV and telephone points, electric fire with feature surround and hearth, coving to panel ceiling, UPVC double glazed window to the front and archway through to the dining/family area.

Dining / Family Area

9' 11" x 8' 7" (3.02m x 2.62m)

Radiator, coving to panel ceiling, UPVC double glazed window to the side and door through to an inner hallway

Inner Hallway

Radiator, staircase to first floor landing with understairs storage cupboard, smooth ceiling with smoke alarm and doors off onto bedroom three, office, kitchen and utility/cloakroom.

Utility / Cloakroom

10' 1" x 5' 6" (3.07m x 1.68m)

Dado rail with wood panelling to the bottom half of the wall, wall mounted units, worktop, plumbing for a washing machine and space for a further appliance. A wash hand basin with mixer tap over, tiled splashbacks, WC with dual flush. Radiator, ceramic tiled flooring, smooth ceiling and frosted UPVC double glazed window to the side.



Bedroom Three

13' 10" x 10' 4" (4.22m x 3.15m)

Radiator, TV point, laminate flooring, smooth ceiling and UPVC double glazed window to the rear (facing into the conservatory).

Office

9' 11" x 7' 8" (3.02m x 2.34m)

Radiator, telephone point, smooth ceiling, UPVC double glazed window to the rear (into the conservatory).

Kitchen

13' 9" x 10' 1" (4.19m x 3.07m)

Comprising a range of matching wall and base level units, worktops and a one and a half porcelain sink with detachable mixer tap over and tiled splashbacks. Rangemaster range (included in the sale) with a classic splashback and a Rangemaster extractor above. Plumbing for dishwasher and space for a full standing fridge freezer. Radiator, ceramic tiled flooring, smooth ceiling with recess lighting, UPVC double glazed window to the rear and door through to the conservatory.

Conservatory

18' 9" x 7' 10" (5.71m x 2.39m)

UPVC construction with UPVC double glazed windows surround, double radiator, ceramic tiled flooring, poly carbonate roofing and UPVC double glazed French doors into the rear garden.

First Floor Landing

Bifold door into the airing cupboard (with shelving), smooth ceiling with access to loft and light tunnel. Doors off onto bedrooms one, two, four and family bathroom.

Master bedroom

16' x 10' 5" (4.88m x 3.17m)

Double radiator, TV point, smooth ceiling with recess lighting, UPVC double glazed window to the rear, door into en-suite and double bifold doors into a walk in wardrobe.

Walk In Wardrobe

7' 7" max x 4' 8" max (2.31m max x 1.42m max)

Restricted head room

En-Suite

7' 3" x 5' 10" (2.21m x 1.78m)

Being part tiled and comprising a three piece suite to include an oversized shower with mains fed shower fitted, a wash hand basin with taps over plus a WC. Shaver point, heated towel rail, ceramic tiled flooring, smooth ceiling with recess lighting, extractor and frosted UPVC double glazed window to the side.

Bedroom Two

13' 2" x 12' 1" (4.01m x 3.68m)

Double radiator, TV point, door into storage cupboard, smooth ceiling and UPVC double glazed window to the front.

Bedroom Four

9' 11" plus recess x 8' 4" max with slanted roof (3.02m plus recess x 2.54m max with slanted roof)

Double radiator, smooth ceiling and UPVC double glazed window to the front.

Family Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

Being part tiled and comprising of a four piece suite to include a bath with mixer tap and shower attachment, a shower cubicle with mains fed shower fitted, a wash hand basin with taps over plus a WC. Heated towel rail, shaver point, smooth ceiling with recess lighting and extractor and a frosted UPVC double glazed window to the side.

Outside

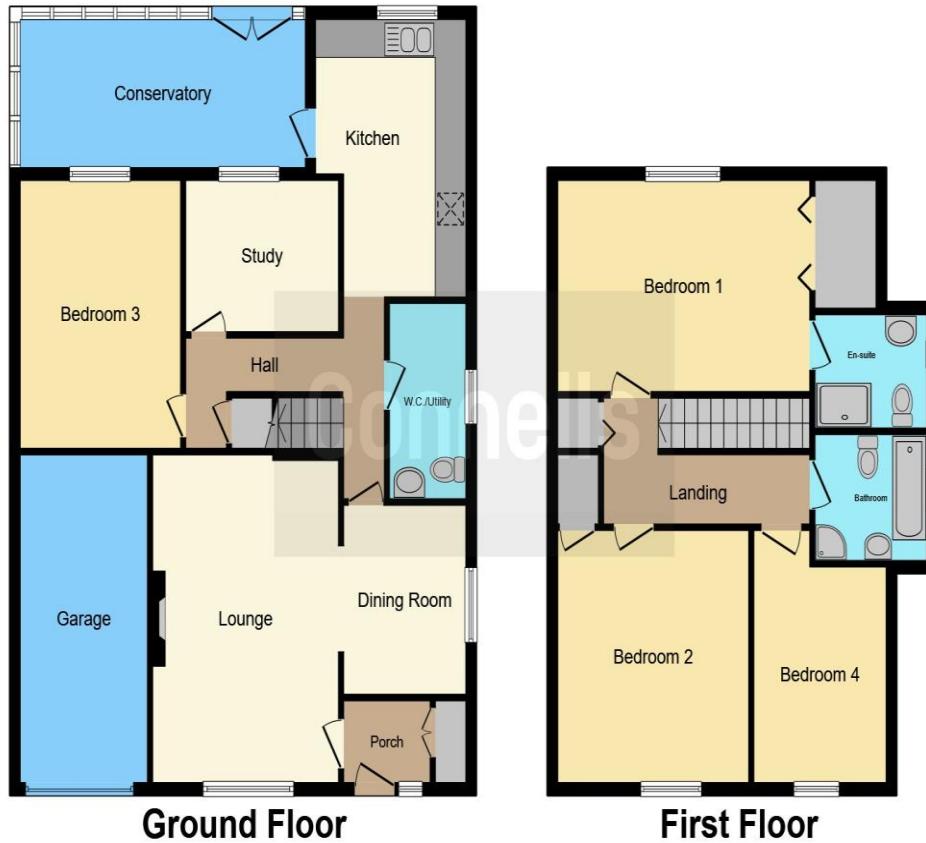
To the front of the property there is a planted area with path leading to the front door. Gated access either side of the property into the rear. There is an extensive block paved driveway provides off road parking for several vehicles which in turn leads to the garage.

The rear garden is laid to lawn, feature centre paved area with paths leading off, an ornamental granite seated area, timber built shed, The garden is surrounded by timber built fence with views over open farmland.

Garage

Fitted with a metal up and over door. Power and lighting connected.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305543 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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