





## Ash Close

Thorney, Peterborough, PE6 0QS

Welcome to Ash Close, Thorney, Peterborough - a stunning detached family bungalow located in the heart of the desirable and historic village of Thorney. This show home-condition property is situated in a private residential Cul-de-Sac and offers the perfect blend of modern living and village charm, with two reception areas, comprising of a well appointed living room plus a snug/office space ideal for those who work from home, a luxurious fully tiled four-piece bathroom downstairs, this property provides versatile living spaces for your all your family to enjoy.

The stylish fitted kitchen/diner is perfect for hosting gatherings, while the two downstairs bedrooms offer convenience and flexibility. Upstairs, you'll find two more bedrooms plus a modern cloakroom.

Outside, the property impresses with a block-paved driveway leading to a single garage with electric roller doors. The very private rear garden features a patio, raised beds and a lawn area, ideal for alfresco dining and relaxing in the sun. Don't miss the opportunity to make this house your home. Book your viewing today and experience the best of village living in Thorney.

### Entrance Hall

17'7" x 3'4"

### Snug/Office

7'7" x 9'2"

### Living Room

12'6" x 12'1"

### Bathroom

5'4" x 9'4"

### Kitchen/Dining Room

16'10" x 9'1"

### Bedroom Four

8'11" x 7'1"

### Master Bedroom

12'11" x 9'3"

### Landing

3'10" x 9'0"

### Bedroom Two

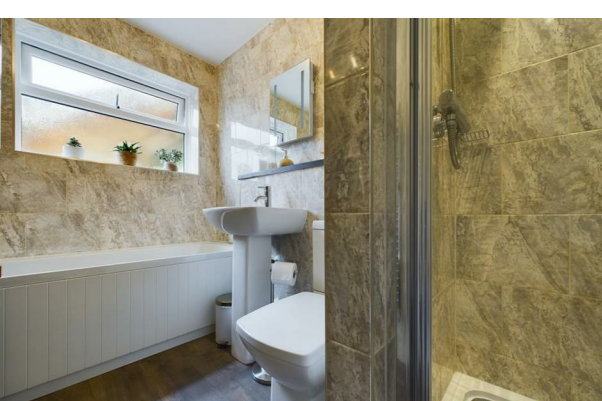
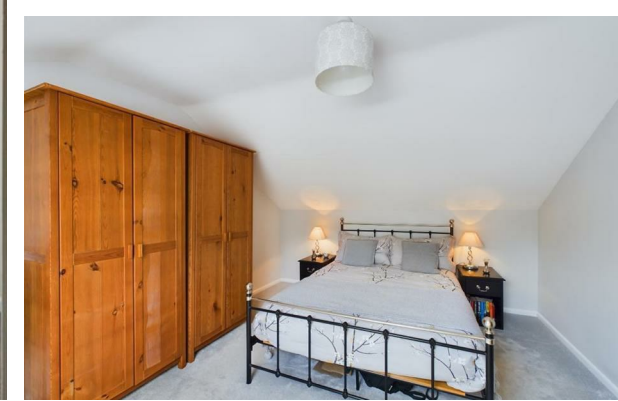
14'10" x 10'9"

### Bedroom Three

12'5" x 11'6"

### Cloakroom

5'2" x 3'4"



**Garage**  
19'10" x 8'5"

**EPC - C**  
73/85

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas Combi  
Heating features:  
Broadband: up to 75Mbps  
Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Garage, Driveway, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level Access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

All information is provided without warranty.  
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**