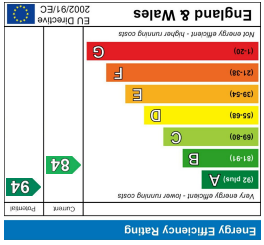


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



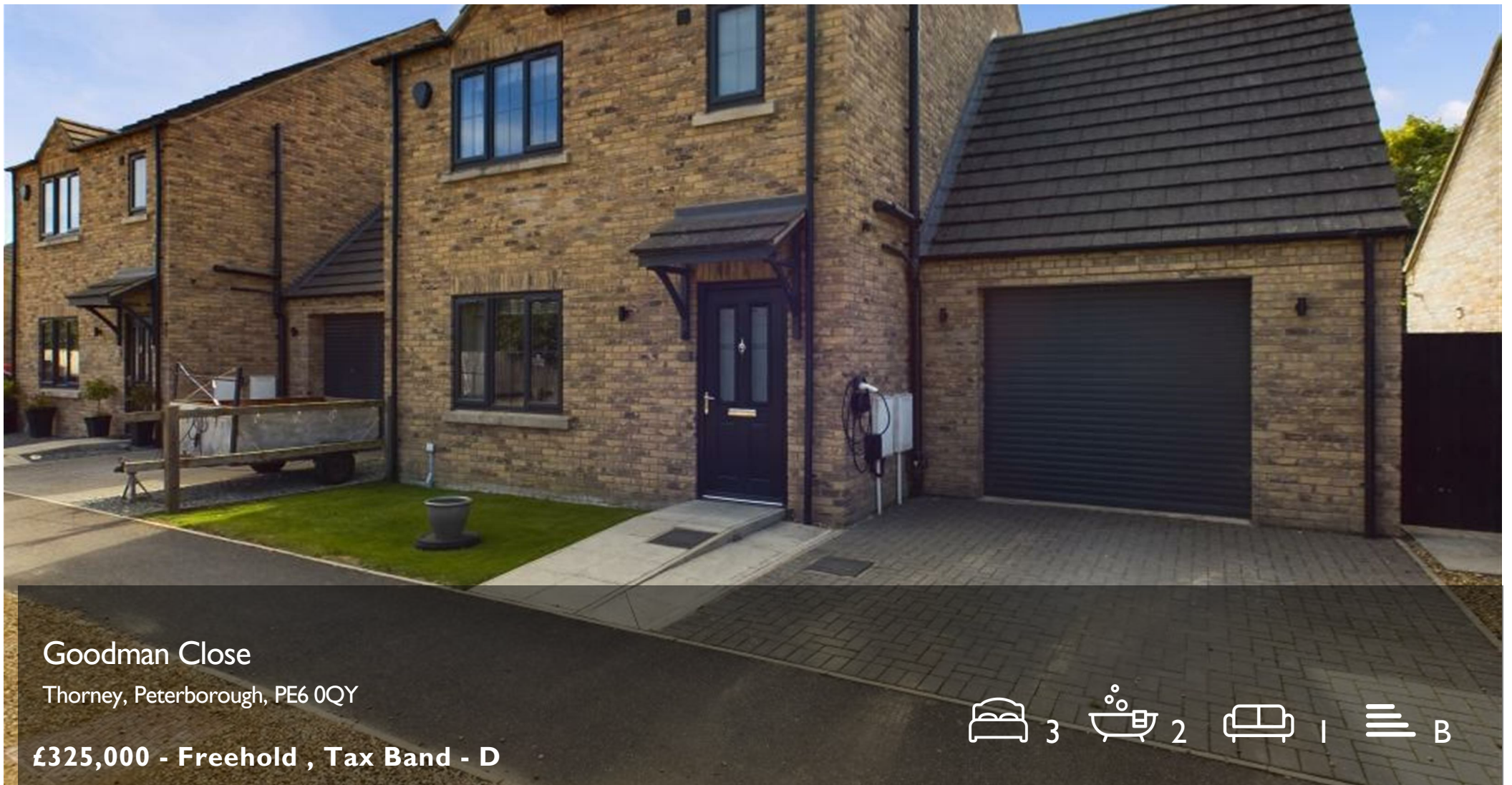
Area Map

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Goodman Close
 Thorney, Peterborough, PE6 0QY
£325,000 - Freehold , Tax Band - D

3 2 1 B

Goodman Close

Thorney, Peterborough, PE6 0QY

Nestled in the charming Goodmans Close, Thorney, Peterborough, this detached house is a true gem waiting to be discovered. Built in 2018 by the esteemed Woodgate Developments, known for their quality craftsmanship, this property boasts elegance and sophistication.

As you step inside, you are greeted by an inviting reception room, offering ample space for relaxation and entertainment. The heart of the house lies in the fully fitted kitchen/diner, complete with integrated appliances and a stylish island unit. The dining area opens up to the landscaped garden through French doors, perfect for enjoying a morning coffee or hosting a summer barbecue. Additionally, a separate utility room and a sleek two-piece cloakroom add to the functionality of this stunning property. Upstairs, a spacious landing leads to the beautifully appointed bedrooms, each offering a peaceful retreat with three well-proportioned bedrooms, providing comfort and privacy for the whole family. With two modern bathrooms, including an en-suite in the master bedroom and a family bathroom with a luxurious four-piece suite, convenience is key in this home. Outside, the landscaped south-facing garden features a patio area and a decked space with a pergola, creating an ideal setting for outdoor dining and relaxation. The gated side access and driveway leading to the oversized single garage, currently utilized as a gym, provide both security and convenience.

In summary, this property at Goodmans Close is a harmonious blend of modern living and timeless elegance, offering a lifestyle of comfort and sophistication. Don't miss the opportunity to make this house your home and experience the best of Peterborough living

Entrance Hall
5'10" x 4'5"

Living Room
15'8" x 15'3"

Kitchen
14'0" x 11'8"

Diner
13'6" x 9'3"

Utility Room
5'2" x 6'2"

WC
4'9" x 2'9"

Landing
3'1" x 11'1"

Master Bedroom
12'4" x 12'5"

En-Suite To Master Bedroom
5'0" x 5'7"

Bedroom Two
9'4" x 10'6"

Bathroom
7'8" x 6'10"

Bedroom Three
11'10" x 7'6"

Garage
22'1" x 12'3"



EPC - B
84/94

Tenure - Freehold

IMPORTANT LEGAL 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
 Heating features: Nest Heating Controls
 Broadband: up to 46Mbps
 Mobile: EE - Excellent, 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: Wide Doorways
 Coal mining area: No
 Non-coal mining area: No
 Energy Performance rating: B

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

