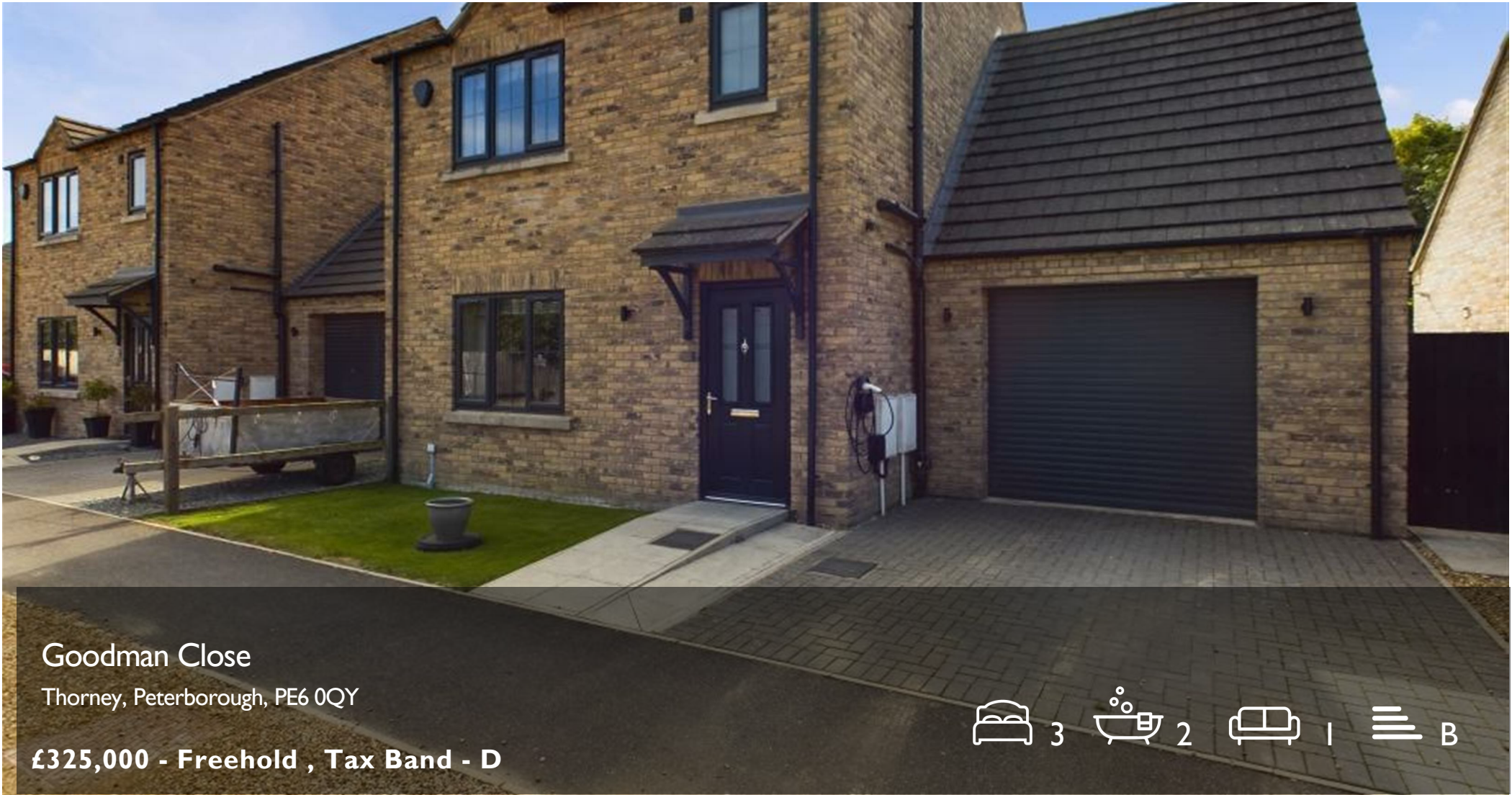




Goodman Close
Thorney, Peterborough, PE6 0QY

£325,000 - Freehold , Tax Band - D

3 2 1 B

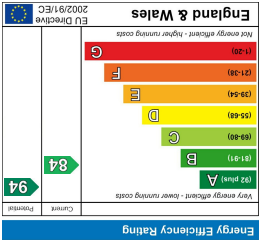
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

