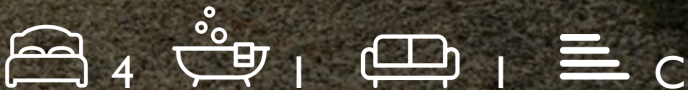




Laurel Drive

Thorney, Peterborough, PE6 0QT

£330,000 - Freehold , Tax Band - D



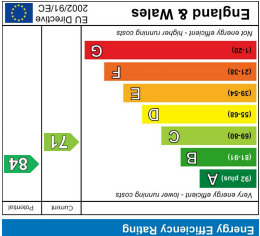
Floor Plan



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.

Viewing

Disclaimer 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 guarantee. 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. 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/>

Laurel Drive

Thorney, Peterborough, PE6 0QT

Tucked away in the heart of the sought-after village of Thorney, Peterborough, this beautifully presented detached family home on Laurel Drive captures the essence of relaxed village living. Surrounded by a friendly community and just a short stroll from local amenities, this peaceful cul-de-sac setting offers a true sense of countryside charm.

The welcoming entrance hall opens into a thoughtfully designed interior, combining comfort and practicality throughout. The spacious 20ft living room provides a perfect retreat for family life or entertaining friends, while the light and airy kitchen/breakfast room creates an inviting space for everyday meals and conversation. A recently refitted doakroom completes the ground floor.

Upstairs, a generous landing leads to four well-proportioned bedrooms, all featuring built-in wardrobes, offering excellent storage. The modernised family bathroom continues the home's fresh, contemporary feel. Outside, the open plan front garden and dual driveways provide parking for up to three vehicles—an uncommon advantage in this part of the village. The gated side access leads to a mature rear garden, ideal for children to play, relaxing in the sunshine, or enjoying summer barbecues. A timber shed adds useful extra storage.

With a newly replaced central heating boiler and numerous upgrades throughout, this home is ready to move straight into and start enjoying. Offered with no forward chain, it's a wonderful opportunity to embrace village life in a home that's both stylish and welcoming.

Entrance Hall
5.11 x 0.94 (16'9" x 3'1")

WC
0.90 x 1.95 (2'11" x 6'4")

Living Room
6.37 x 3.73 (20'10" x 12'2")

Kitchen Breakfast Room
3.27 x 4.59 (10'8" x 15'0")

Landing
1.55 x 2.75 (5'1" x 9'0")

Master Bedroom
3.10 x 3.77 (10'2" x 12'4")

Bedroom Two
3.02 x 3.68 (9'10" x 12'0")

Bathroom
1.68 x 2.11 (5'6" x 6'11")

Bedroom Three
2.60 x 2.76 (8'6" x 9'0")

Bedroom Four
2.60 x 2.76 (8'6" x 9'0")

EPC - C
71/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No



Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Not Known
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: Not Known
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: Not Known
Other: Not Known
Parking: Integral Garage, Driveway Private, Off Street Parking, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

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.

