









welcome to

Champions Drive, Thorney PETERBOROUGH

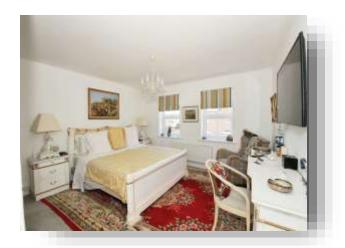
Immaculate, modern two-year-old detached Allison Cheltenham Design family home in the village of Thorney, which has a local school and various local shops. The property is still under the NHBC Warranty. The accommodation briefly comprises of a spacious reception hall with stairs to the first-floor landing, doors to downstairs cloakroom, generous size lounge, open plan family/dining & kitchen Area. The kitchen has Triple A built-in-appliances, Quartz worktops and a good range of fitted base and eye level units. There is a decent size utility room with plumbing for a washing machine and space for a tumble dryer and there is the benefit of a second downstairs cloakroom. Gallery Landing area has doors giving access to the five good sized bedrooms. The master bedroom has a dressing area and an En-suite shower room, the guest bedroom also has a dressing area and an En-suite shower room. The four-piece Geberit Family Bathroom has a bath and separate water fall shower. Outside, there is an open plan garden to the front, a side driveway which leads you to the detached double garage. Enclosed rear garden laid to lawn and has various feature flower beds and a garden shed.















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

Reception Hall

Downstairs Cloakroom

5' 7" x 2' 9" (1.70m x 0.84m)

Lounge

19' 4" x 13' 2" (5.89m x 4.01m)

Open/Plan Family dining & kitchen

35' 8" max x 14' 2" max (10.87m max x 4.32m max)

Utility Room

7' 8" x 7' 7" (2.34m x 2.31m)

Second Downstairs Cloakroom

6' 3" x 3' 2" (1.91m x 0.97m)

Gallery Landing

Master Bedroom

13' 4" x 12' (4.06m x 3.66m)

En-Suite Shower Room

7' 2" max x 6' 4" max (2.18m max x 1.93m max)

Dressing Area

5' 6" x 4' 3" (1.68m x 1.30m)

Guest Room

14' 3" x 9' 8" (4.34m x 2.95m)

En-Suite

Bedroom Three

welcome to

Champions Drive, Thorney PETERBOROUGH

- Beautifully Presented Two Year Old Five Bedroom Family Home
- Master Bedroom & Guest Bedroom With En-Suite
- NHBC Warranty
- Generous Size Lounge with Marble Fireplace
- Solar Panels
- Two Downstairs Cloakrooms
- Detached Double Garage
- Large Corner Plot, Quiet Paved Location

Tenure: Freehold EPC Rating: B

offers in excess of

£525,000









Please note the marker reflects the postcode not the actual property

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Property Ref: PCG121297 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate, PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk

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