



Champions Drive, Thorney PETERBOROUGH PE6 0FY



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.





Ground Floor



First Floor



Garage

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

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

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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

view this property online williamhbrown.co.uk/Property/PCG121297



Property Ref:
PCG121297 - 0012

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