



**Cooper Thornhill Road, Stilton Peterborough PE7 3XD**





**welcome to**

**Cooper Thornhill Road, Stilton Peterborough**

A WELL presented, extended family home which is set in this popular Village. Accommodation comprises: entrance hall, lounge, kitchen diner, utility, conservatory, study, downstairs wc / shower room. three bedrooms, bathroom, front & rear gardens, garage & driveway. An ideal family home!.



### **Entrance Hall**

Stairs to first floor, laminate flooring, doors to lounge & study.

### **Lounge**

13' 9" x 12' 6" max ( 4.19m x 3.81m max )

Double glazed window to the front, radiator, central heating thermostat.

### **Kitchen Diner**

16' 11" x 10' ( 5.16m x 3.05m )

Double glazed window to the rear & sliding door to the rear into the conservatory. Sink drainer set into work surface, further work surfaces with cupboards & drawers below with range of wall mounted storage cupboards. Fitted gas hob & electric oven, fridge freezer space, plumbing for dishwasher, peninsula unit.

### **Conservatory**

8' 9" x 8' 11" ( 2.67m x 2.72m )

Of brick & double glazed construction with double doors to the side, power points, underfloor heating.

### **Utility**

9' 11" x 5' 4" ( 3.02m x 1.63m )

Double glazed door to the rear, sink drainer set into work surface, plumbing for washing machine, tiled flooring

### **Downstairs Wc / Shower Room**

Close coupled wc, hand wash basin, shower cubicle, velux window to the side, extractor.

### **First Floor Landing**

Double glazed window to the side, galleried landing with access to the loft & airing cupboard.

### **Bedroom 1**

12' 6" x 9' 9" ( 3.81m x 2.97m )

Double glazed window to the front, radiator

### **Bedroom 2**

9' 11" x 9' 11" max ( 3.02m x 3.02m max )

Double glazed window to the rear, radiator.

### **Bedroom 3**

8' x 6' 11" inc stairwell ( 2.44m x 2.11m inc stairwell )

Double glazed window to the front, radiator.

### **Bathroom**

Frosted double glazed window to the rear, fitted to comprise; concealed cistern wc, hand wash basin set into vanity unit, panel bath with shower over, radiator.

### **Outside The Property**

The front garden is laid to open plan lawn and the rear garden offers a pleasant paved patio area with retractable awning, the garden is laid mainly to lawn with borders along with a potting shed at the rear and a courtesy door into the garage.



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## Cooper Thornhill Road, Stilton Peterborough

- entrance hall, lounge
- kitchen diner, conservatory
- study, utility, downstairs wc / shower room
- three bedrooms, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ108217 - 0008

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