

**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 and driveway. An ideal family home!













#### **Entrance Hall**

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

## Lounge

13' 9"  $\times$  12' 6" max (  $4.19m \times 3.81m \text{ max}$  ) 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"  $\times$  9' 9" (  $3.81m \times 2.97m$  ) 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**

 $8' \times 6'$  11" inc stairwell (  $2.44m \times 2.11m$  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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- entrance hall, lounge
- kitchen diner, conservatory
- study, utility, downstairs wc / shower room
- three bedrooms, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000







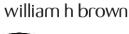


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