



**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" 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.



***view this property online*** [williamhbrown.co.uk/Property/YXZ108217](http://williamhbrown.co.uk/Property/YXZ108217)



welcome to

## 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

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108217](http://williamhbrown.co.uk/Property/YXZ108217)



Property Ref:  
YXZ108217 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**