



Connells

Vestry Close
Thorney Peterborough

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for sale guide price
£350,000- £375,000



"Simply Sensational"

This attractive detached house is situated in the village of Thorney. The floor plan comprises entrance hall, guest WC, bay fronted living room & bay fronted study, A spacious kitchen which has been fitted with a contemporary range of units with Bosch integrated appliances, dining room and utility. The first floor leads to the main bathroom, there are four bedrooms with the master boasting fitted wardrobes and en suite shower room. Outside the plot has been landscaped for low maintenance, the front provides a driveway with off road parking and a garage, while the rear is fully enclosed with countryside views. This is an extremely versatile home ideal for a large family or a buyer wishing for more space to work from home. Dismiss the ordinary call 01733 579412 to view!

Entrance Hall

Half glazed patterned and Georgian style double glazed door into the entrance hall. Radiator, telephone point & staircase to first floor landing with understairs storage cupboard. Laminate flooring, smooth ceiling with mains fed smoke alarm and doors off onto kitchen, study, lounge and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Radiator, laminate flooring continues from the entrance hall & smooth ceiling with extractor,

Study

10' 5" x 8' 5" (3.17m x 2.57m)

Radiator, telephone point, laminate flooring continues from the entrance hall. smooth ceiling and UPVC double glazed bay window to front.

Lounge

14' x 9' 11" (4.27m x 3.02m)

Two radiators, multi media points, smooth ceiling and UPVC double glazed bay window to front.

Kitchen

15' 3" x 10' 1" (4.65m x 3.07m)

Comprising a range of matching fitted wall and base level units, worktops with splashbacks and a one and a half single drainer sink with mixer tap over. Built in oven, grill and four ring induction hob with splashback and stainless steel extractor. Integral dishwasher and fridge freezer (appliances are Bosch). Radiator, ceramic tiled flooring, smooth ceiling with mains fed smoke alarm. Two UPVC double glazed windows to the rear and archway into dining room and utility.

Utility

5' 9" x 5' 5" (1.75m x 1.65m)

Comprising a matching base level unit with worktop, plumbing for a washing machine and space for a tumble dryer/further appliance. Gas boiler servicing the hot water and central heating system, ceramic tiled flooring continues from the kitchen. Smooth ceiling with extractor and fully glazed UPVC door to side leading onto the driveway.

Dining Room

10' 2" x 9' 11" (3.10m x 3.02m)

Radiator, ceramic tiled flooring continues from the kitchen, smooth ceiling and UPVC double glazed French door into the garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank with slatted shelving, smooth ceiling with access to loft and mains fed smoke alarm. Doors off onto bedrooms and bathroom.

Bedroom One

16' 10" max x 9' 11" (5.13m max x 3.02m)

Radiator, TV & Telephone point, double doors into fitted wardrobe with hanging rail and shelving, smooth ceiling, two UPVC double glazed windows to the front and door to the en-suite.

En-Suite Shower Room

Being half tiled and comprising of a three piece suite to include a shower cubicle with mains fed shower, rainfall head, detachable hose & bi-fold door. A wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, extractor, smooth ceiling and patterned UPVC double glazed window to the front.

Bedroom Two

12' x 8' 11" (3.66m x 2.72m)

Radiator, TV and telephone points, double doors into fitted wardrobe with hanging rail and shelving, smooth ceiling, UPVC double glazed window to the rear.

Bedroom Three

10' 10" max x 8' 3" max (3.30m max x 2.51m max)

Radiator, smooth ceiling and UPVC double glazed windows to the rear.

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m)

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Family Bathroom

Being half tiled and comprising of a three piece suite to include a bath with mixer tap over and shower attachment, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling with extractor and patterned UPVC double glazed window to the rear.

Outside

To the front of the property is a graveled ornamental garden with paved path leads to the front door with a storm canopy porch and outside light. A driveway provides off road parking which in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with a paved patio area. The garden is surrounded by a timber built fence and brick wall with views of open countryside. Outside light.

Garage

22' 11" x 9' 8" (6.99m x 2.95m)

Metal up and over door









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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Unit 6 Staniland Way Werrington
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WRN305609 - 0004