



**Connells**

Vestry Close  
Thorney Peterborough



# Vestry Close Thorney Peterborough PE6 0TR

for sale guide price  
**£325,000 - £350,000**



**\*\*OPEN HOUSE SATURDAY 7TH  
FEBRUARY 10AM TO 12PM\*\***

**GUIDE PRICE £325,000 - £350,000**

THE COMPLETE FAMILY PACKAGE in this four bedroom detached property. The property is offered for sale CHAIN FREE and has everything a growing family could want.

## 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



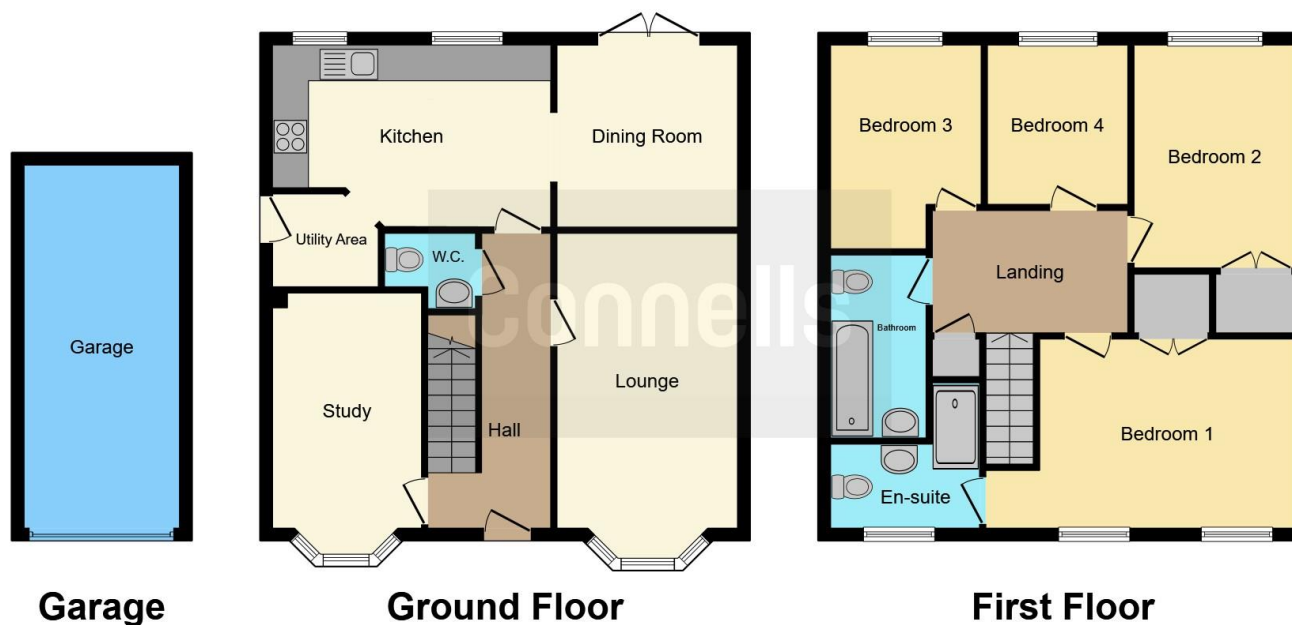












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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: WRN305609 - 0005