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BELVOIR!



Goodman Close, Thorney, PE6 0QY

£310,000

**** BEAUTIFULLY PRESENTED DETACHED PROPERTY SET IN QUIET CUL DE SAC IN POPULAR VILLAGE **** Belvoir are delighted to offer the opportunity to purchase this immaculate family home finished to a high specification throughout. This spacious and versatile property boasts **TWO RECEPTION ROOMS**, a large open plan kitchen / diner with fitted appliances, seperate utility and cloakroom. To the first floor there are three bedrooms with **EN SUITE TO MASTER** and a large family bathroom with a four piece suite. The property further benefits from **OFF ROAD PARKING** and a **SOUTH FACING GARDEN**.



Goodman Close, Thorney, PE6 0QY

Location

Thorney is a historic and peaceful village situated on the outskirts of the growing City of Peterborough. Thorney offers a selection of independent shops, cafe's, a post office, community centre and a charming country pub. The area further benefits from a good selection of nurseries and primary schools nearby, while Arthur Mellows College for secondary school students is rated outstanding.

Entrance Hall

Wood effect laminate flooring, carpeted stairs leading to first floor, wall mounted radiator, door leading to;

Lounge 15'8" x 15'1" max (4.8m x 4.6m max)

Spacious lounge fitted with wood effect laminate flooring, feature fireplace, UPVc double glazed window to the front aspect, wall mounted radiator, television point, door leading to;

Kitchen / Diner 13'9" x 18'4" max (4.2m x 5.6m max)

Fitted to a high specification is this light and airy kitchen with a matching range of high gloss eye and base level units with work top space over. This modern kitchen/ diner is complete with a built in Fridge freezer, integrated dishwasher and electric fan assisted oven and a four ring hob with extractor hood over. There is a stainless steel sink with mixer tap over and UPVc double glazed window overlooking the rear garden. Spot lights to ceiling and tiled flooring. Door leading to;

Utility

Space and plumbing for washing machine, storage cupboard and work top space over, wall mounted combination boiler, tiled flooring, door leading to;

Cloakroom

Fitted with a two piece suite comprising of low level WC and pedestal wash hand basin, wall mounted radiator and tiled flooring.

Snug 13'9" x 11'9" max (4.2m x 3.6m max)

Cosy reception room fitted with wood effect laminate flooring, UPVc double glazed window to rear aspect, door leading to garage space, door to the rear leads to the garden.

First floor landing

Carpeted stairs leading to upper landing. Door to;

Master Bedroom 12'1" x 12'5" max (3.7m x 3.8m max)

Double sized bedroom fitted with carpet, UPVc double glazed window to front aspect, double built in wardrobes, wall mounted radiator, television point, door leading to;

En Suite

Fitted with a three piece suite comprising of walk in shower cubicle, vanity sink unit and low level WC. The flooring is tiled and there a frosted window to front aspect.

Bedroom Two 10'5" x 11'5" max (3.2m x 3.5m max)

Double sized bedroom fitted with carpet, UPVc double glazed window to rear aspect, wall mounted radiator, television point.

Bedroom Three 11'5" x 7'10" max (3.5m x 2.4m max)

Single bedroom fitted with carpet, UPVc double glazed window to rear aspect, wall mounted radiator.

Family Bathroom

Fitted with a four piece suite comprising of panelled bath with mixer tap and hand held shower attachment, walk in shower cubicle, vanity sink unit and a low level WC. The flooring is tiled and a frosted window to rear aspect.

Outside

To the front of the property is a driveway offering off road parking, a garage with electric door which leads into a partially converted garage and gated access to the rear garden.

To the rear enclosed by timber fencing is a south facing garden mainly laid to lawn with a patio area.

Belvoir Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract



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