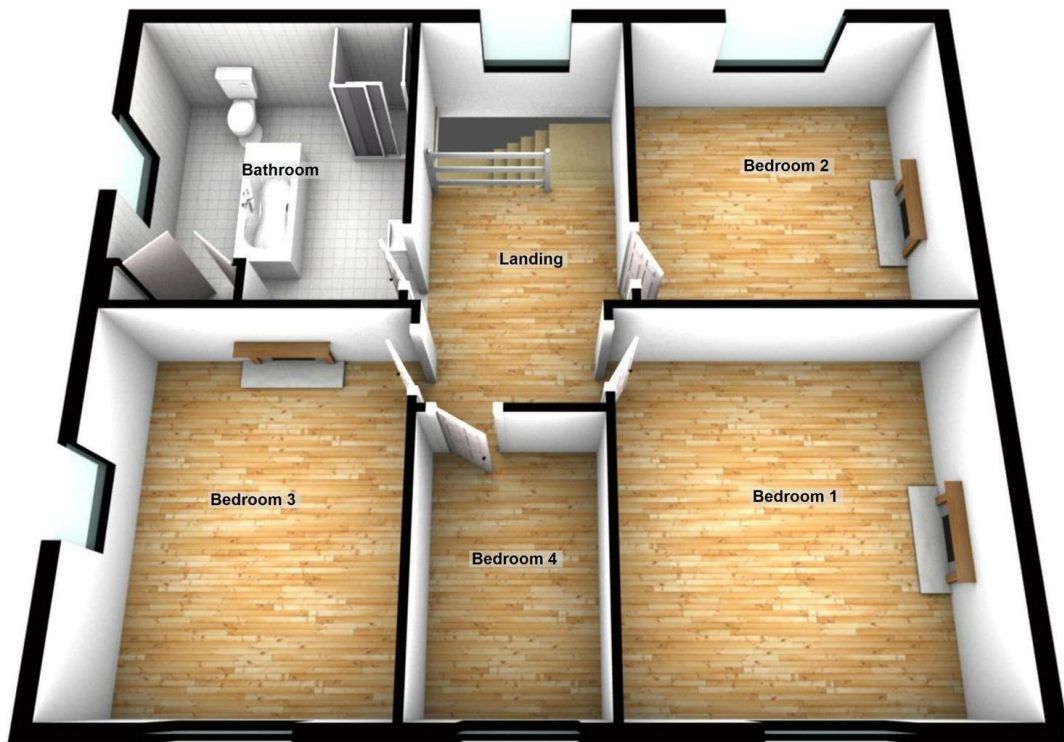


Ground Floor



- ENTRANCE PORCH
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- HALLWAY
- KITCHEN
- BREAKFAST ROOM
- CLOAKROOM/BATHROOM
- UTILITY ROOM

First Floor



- LANDING
- BEDROOM 1
- BEDROOM 2
- FAMILY BATHROOM
- BEDROOM 3
- BEDROOM 4
- GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Wisbech Road
 Thorney, Peterborough, PE6 0SA
 £450,000



Wisbech Road Thorney, Peterborough PE6 0SA

The perfect family home, this beautiful Duke of Bedford house in the centre of the historic village of Thorney. This stylish cottage has the perfect balance of character and modern living with a recently high spec kitchen, bathroom and open plan living areas that open into the vast garden space.

- GRADE II LISTED DUKE OF BEDFORD COTTAGE
- THE PERFECT FAMILY HOME WITH PLENTY OF SPACE
- FOUR BEDROOMS
- LARGE PRIVATE GARDEN SPACE
- AMVC SCHOOL CATCHMENT
- THREE RECEPTION ROOMS
- STYLISH KITCHEN OPEN TO A BREAKFAST AREA
- UTILITY ROOM AND CLOAKROOM
- FOUR PIECE BATHROOM WITH FREESTANDING BATH
- HISTORIC VILLAGE LOCATION

Viewings: By appointment
£450,000

ENTRANCE PORCH

Wooden door to front with window above, original tiled flooring leading to single wooden door to open plan living space:

LIVING ROOM

13'11" x 12'11"

Window to front and side, wooden flooring, TV point, radiator, feature fireplace with feature log burner, full height square framed window, access to the inner hallway.

SITTING ROOM

13'10" x 12'10"

Window to front, wooden flooring, radiator, feature fireplace, open to:

DINING ROOM

11'10" x 11'11"

French doors to rear, wooden flooring, radiator, feature fireplace.

HALLWAY

15'4" x 6'10"

Door leading to the rear garden, wooden flooring, radiator, stairs leading to 1st floor with storage cupboard under.

KITCHEN

11'3" x 10'3"

Window to side, fitted with a matching range of base and eye level units with fitted quartz worktops and splash back behind, space for fridge freezer, integrated dishwasher, Five ring electric hob, stainless steel sink with mixer tap over, fitted electric oven x2 integrated, tiled flooring, spotlights, open into breakfast room/dining area.

BREAKFAST ROOM/DINING AREA

12" x 9'5"

French doors to side and single door to other both leading to the garden, tiled flooring, radiator, feature fireplace.

UTILITY ROOM

4'6" x 9'5"

Fitted worktops, space for fridge, freezer, tumble dryer and washing machine. Wall mounted units, smooth ceiling with spotlights, extractor fan, fully tiled floor, x2 windows to side, chrome towel rack style radiator.

CLOAKROOM/BATHROOM

3'3" x 6'6"

Motion sensor lighting, fully tiled floor, half tiled walls, low-level WC, wash hand basin with mixer tap over, extractor fan, wall mounted towel rack style radiator.

LANDING

16'3" x 6'10"

Window to rear, fitted carpet, access to:

BEDROOM 1

13'10" x 12'10"

Window to front, fitted carpet, radiator, feature fireplace.

BEDROOM 2

11'11" x 11'10"

Window to rear, fitted carpet, radiator, feature fireplace.

BATHROOM

11'11" x 10'7"

Obscured window to side. Recently refitted four piece bathroom, the bathroom benefits from a open p-shaped walk in shower with fully tiled walls, shower screen and power shower. Low level WC, wash hand basin in vanity unit, central freestanding bath with mixer tap over, fully tiled flooring, chrome towel rack style radiator and airing cupboard with boiler and storage.

BEDROOM 3

13'11" x 12'11"

Window to front and side, fitted carpet, radiator, feature fireplace.

BEDROOM 4

10" x 5'10"

Window to front, fitted carpet, radiator.

OUTSIDE

Garden surrounds the rear and side of the property, the garden space is fully enclosed by brick wall and timber fencing. There is a large garden space to the left of the property which is mainly lawn space with flowerbed and shrub border with mature trees. The large patio area wraps around the remainder of the house and features a pond and rear access where you can get the front of the garage. There is also an outside water tap and electric sockets.

GARAGE

Brick built garage with up and over door to front as well as a single door and window to rear.

SURROUNDING AREA

The village of Thorney is situated on the A47 between Peterborough and Wisbech. Thorney is a historic village with an Abbey, take away, countryside walks, pub, golf course, primary school and AMVC secondary school catchment.

TENURE

Freehold. The property sits in a conservation area and is Grade II Listed in a group listing with 27-35 Wisbech Road / 1 & 2 Church Street.

TAX BAND

D.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.