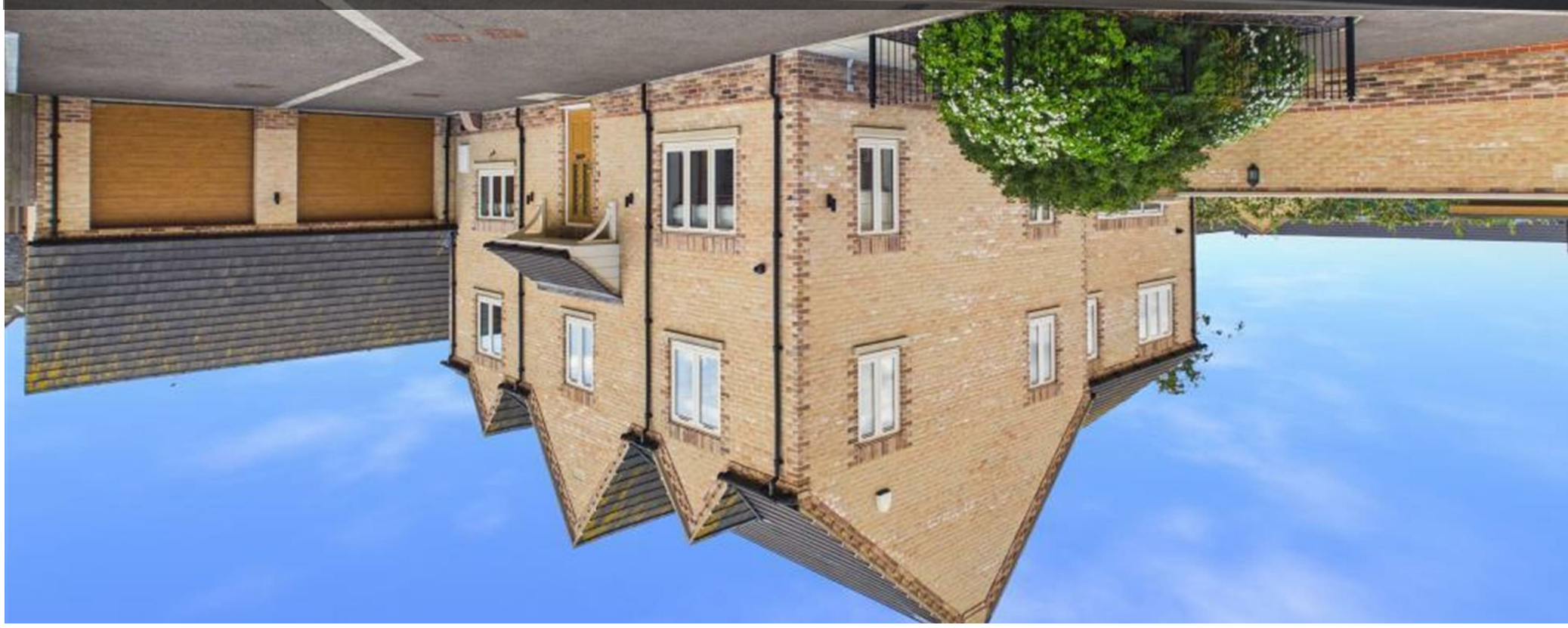


Crown Close

Thorney, Peterborough, PE6 0UA

£775,000 - Freehold, Tax Band - F

4 3 3 B

Floor Plan



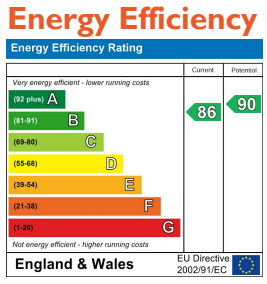
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Crown Close

Thorney, Peterborough, PE6 0UA

A beautifully designed and bespoke four-bedroom residence extending to approximately 3,168 sq ft including the garden room and garage, situated within a private gated close and offering an exceptional combination of space, quality, privacy and security. The property provides three reception rooms, four bedrooms, two en-suites, family bathroom, utility, double garage and parking for up to seven vehicles. Built with quality and modern living in mind, the home benefits from underfloor heating to both floors, concrete staircase to first floor, high-performance insulation, integrated Wi-Fi, remotely controlled heating and hot water, CCTV and intruder alarm. The principal living areas open onto a secluded private garden, with a lantern rooflight providing an impressive feature over the dining area. A further highlight is the fully insulated garden room, currently used as an office and complete with WC, sink, heating, internet and TV connections. Offering excellent flexibility for home working, leisure or ancillary use, the dividing wall can also be removed to create one larger room. A substantial, individually designed home where security, privacy and quality have been considered at every level.
The property also falls into the Arthur Mellows Village College catchment area, Ofsted voted outstanding.

An exceptional and individually designed four-bedroom residence extending to approximately 3,168 sq ft, occupying a secluded position within a private gated close. Built around three core principles — Security, Privacy and Quality — this impressive home offers substantial, thoughtfully designed accommodation with a specification rarely found in a property of this type. The home combines quality construction with modern comfort, including concrete staircase to the first floor, high-performance insulation and underfloor heating to both floors. The accommodation comprises four bedrooms, two en-suites, a family bathroom and three reception areas, providing excellent flexibility for family living, entertaining and home working. Large sliding/folding doors open the principal living spaces onto the patio and private garden, while a striking lantern rooflight floods the dining area with natural light.
Security has been carefully integrated throughout, with electrically operated gated access, remotely accessible CCTV, an intruder alarm and a substantial insulated double garage with electric doors, remote fobs and keypad entry. The garage provides secure parking for two vehicles, generous storage and direct access into the utility/cloakroom area. The secluded private garden provides a peaceful setting, complemented by parking for up to seven vehicles, including a dedicated space serving the detached garden room. The fully insulated garden room offers genuine versatility, currently arranged as an office and store but easily reconfigured into one larger space. It benefits from heating with remote Wi-Fi control, sink, WC, internet and TV points, matching UPVC windows and doors, and patio doors opening onto the garden. It could serve as a home office, leisure space, hobby room or potentially a semi-self-contained area, subject to any necessary permissions.
Technology is seamlessly integrated throughout, with Wi-Fi-controlled heating and hot water, hard-wired internet and TV points to all bedrooms, and a hard-wired Wi-Fi system with a dedicated first-floor booster. Additional features include loft storage to both roof spaces, external water taps and electricity sockets.
Combining approximately 3,162 sq ft of bespoke accommodation, four bedrooms, three reception areas, a double garage, private garden, substantial parking and a highly specified garden room, Four Crown Close offers an exceptional combination of space, flexibility, security and modern living. A substantial, individually designed home where the detail matters, created around three enduring principles: Security, Privacy, and Quality.

Entrance Hall
6.70 x 2.12 (21'11" x 6'11")

Lounge
6.69 x 3.60 (21'11" x 11'9")

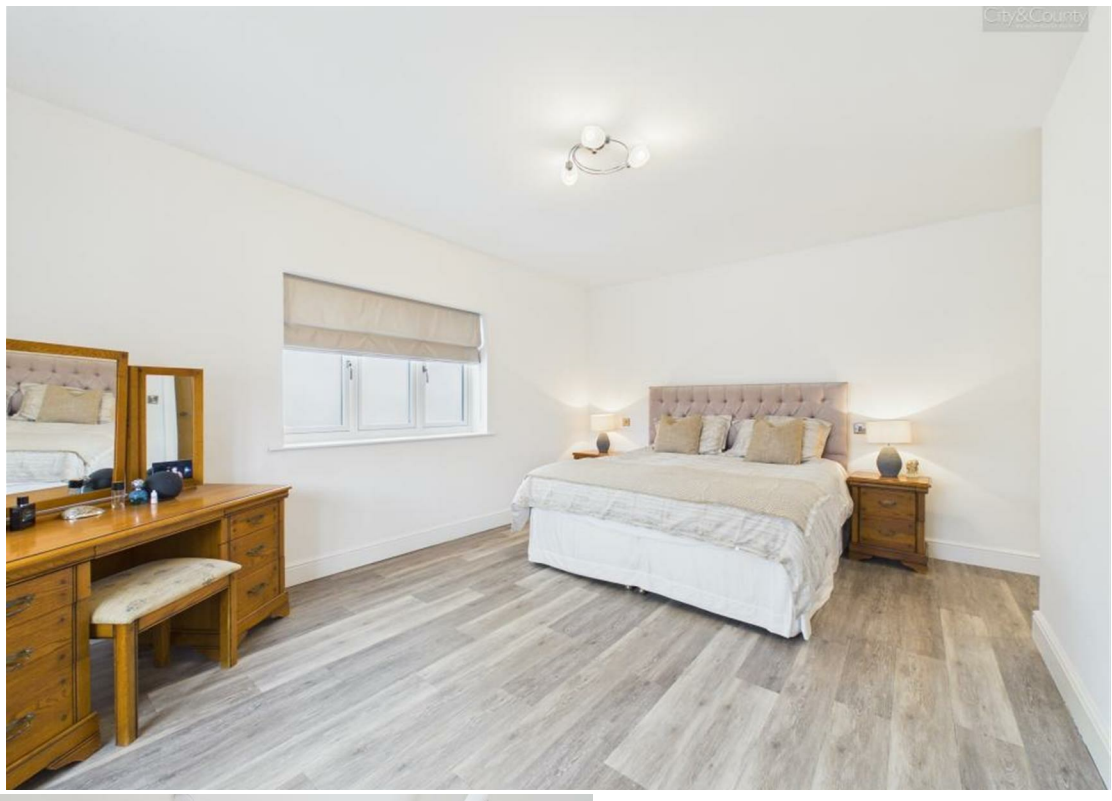


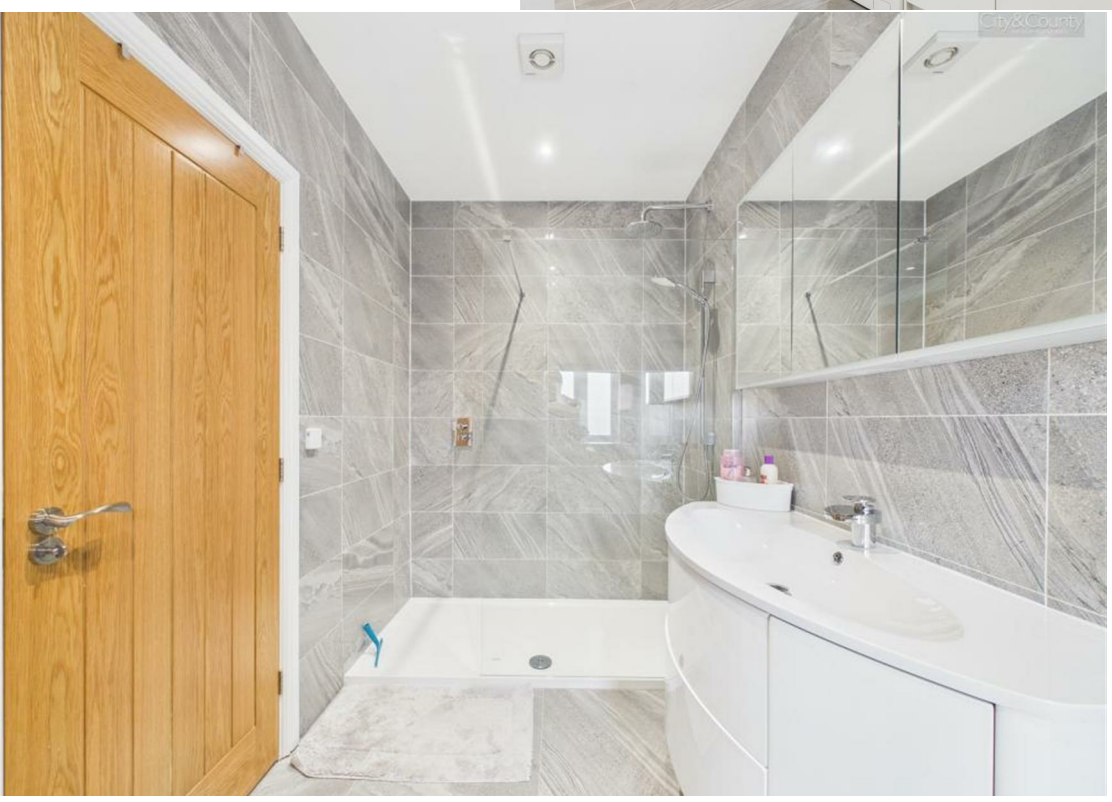


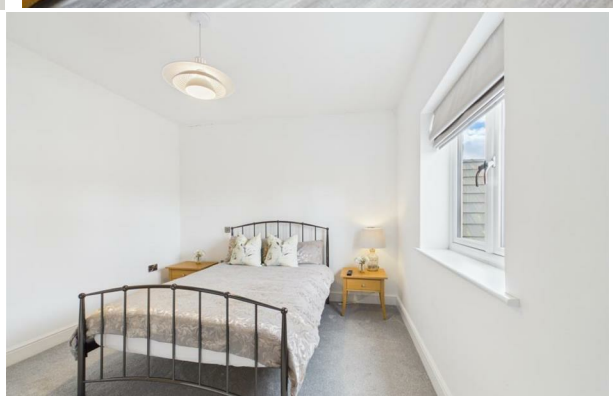


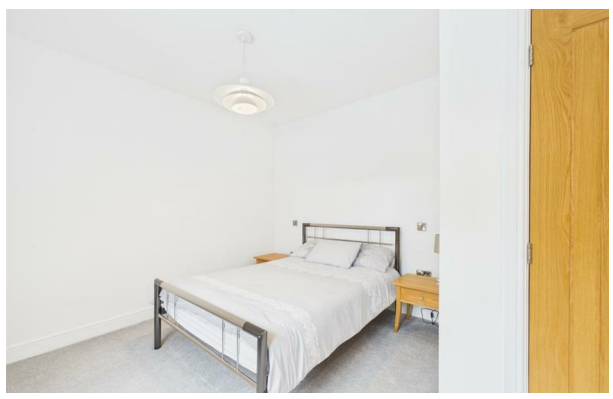












Kitchen/Dining Area
10.53 x 4.41 (34'6" x 14'5")

Living Area
5.53 x 5.15 (18'1" x 16'10")

Utility Room
2.94 x 4.58 (9'7" x 15'0")

Boiler Room
1.76 x 1.83 (5'9" x 6'0")

WC
1.03 x 1.64 (3'4" x 5'4")

Landing
6.70 x 2.12 (21'11" x 6'11")

Master Bedroom
3.64 x 5.12 (11'11" x 16'9")

Dressing Room To Master Bedroom
2.30 x 2.72 (7'6" x 8'11")

En-Suite To Master Bedroom
1.77 x 3.38 (5'9" x 11'1")

Bedroom Two
3.22 x 3.45 (10'6" x 11'3")

En-Suite To Bedroom Two
1.70 x 1.44 (5'6" x 4'8")

Bedroom Three
3.32 x 4.44 (10'10" x 14'6")

Bathroom
1.98 x 3.34 (6'5" x 10'11")

Bedroom Four
2.62 x 3.60 (8'7" x 11'9")

Garage
7.06 x 6.53 (23'1" x 21'5")

Garden Room
3.18 x 3.91 (10'5" x 12'9")

Utility Room
2.06 x 1.51 (6'9" x 4'11")

WC
1.01 x 1.21 (3'3" x 3'11")

Storage Room
3.14 x 1.50 (10'3" x 4'11")

EPC - B
86/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access Shower, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: Not Known
Holiday home rental: No
Restrictive covenant: Yes
Business from property NOT allowed: No
Property subletting: Not Known
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: Yes