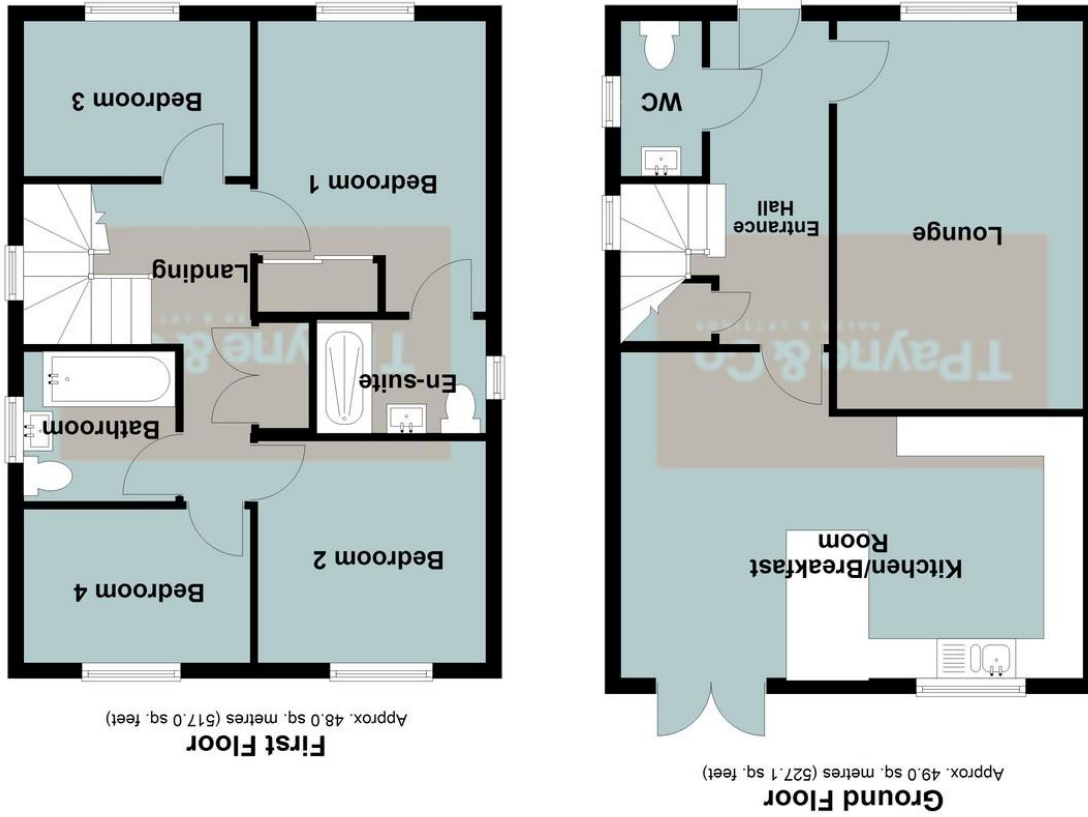


Total area: approx. 97.0 sq. metres (1044.2 sq. feet)



Ground floor

First floor

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**Dukes Head Close, Thorney, Peterborough. PE6 0NX**

Beautifully Presented Modern Detached House - 4 Bedrooms - Kitchen/Breakfast Room & Lounge - Family Bathroom, En-Suite & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway Parking - EPC Rating A - Call To View (01354) 696700

**£350,000**



**Ground Floor**

**Entrance Hall**  
Double glazed entrance door, under-stairs storage cupboard, radiator, vinyl flooring, stairs to first floor with double glazed window to side and doors to:

**Lounge**  
4.91m (16'1") x 3.13m (10'3")  
Double glazed window to front and radiator.

**WC**  
Double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator and vinyl flooring.

**Kitchen/Breakfast Room**

5.92m (19'5") x 4.13m (13'7") max  
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink with tiled splashbacks, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in eye level double oven, built-in induction hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring and double glazed double doors to enclosed rear garden.

**First Floor**

**Landing**  
Double glazed window to side, airing cupboard and doors to:

**Bedroom 1 (max)**  
3.68m (12'1") x 2.89m (9'6")  
Double glazed window to front, built-in wardrobes with sliding doors, radiator and door to:

**En-suite**  
Fitted with three piece suite comprising, pedestal wash hand basin with tiled splashbacks, tiled shower enclosure and low-level WC, extractor fan, double glazed window to side, heated towel rail and vinyl flooring.

**Bedroom 2**

2.85m (9'4") x 2.81m (9'2")  
Double glazed window to rear and radiator.

**Bedroom 3**  
2.99m (9'10") x 1.96m (6'5")  
Double glazed window to front and radiator.

**Bedroom 4**  
3.00m (9'10") x 1.94m (6'4")  
Double glazed window to rear and radiator.

**Bathroom**  
Fitted with three piece suite comprising, panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to side,

heated towel rail and vinyl flooring.

**Outside**  
There is a garage to the side with lighting, electric and up and over door with a planted front garden and lawn with pathway leading to the front entrance door. Driveway parking with EV Charger and side gate which gives access to the enclosed rear garden which is mostly laid to lawn with patio area.

EPC Rating: A



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