

# Russell Close

Thorney, Peterborough, PE6 0SW

**Offers In Excess Of £280,000 - Freehold, Tax Band - B**

5 2 2 B

## Floor Plan



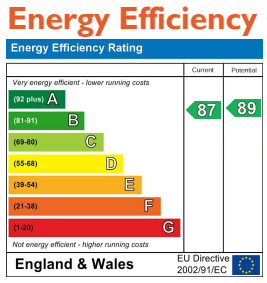

## Area Map




## 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.

# Russell Close

## Thorney, Peterborough, PE6 0SW

**MOTIVATED SELLERS** SOLAR PANELS WITH BATTERY ** Situated in a quiet cul-de-sac within the desirable village of Thorney, this well-presented semi-detached bungalow offers versatile family living across approximately 915 ft². The property features a bay-fronted living room, two modern shower rooms, and a high-specification Wren kitchen with quartz worktops and integrated Neff appliances, opening into a spacious family/dining room. With three ground floor bedrooms and two further double bedrooms upstairs, the layout is ideal for flexible living. Outside benefits include off-road parking for up to three vehicles, a low-maintenance south-facing garden, and useful outbuildings.
Conveniently located within walking distance of local amenities, this is an excellant village home

Nestled within the charming cul-de-sac of Russell Close in the sought-after village of Thorney, this beautifully presented semi-detached bungalow offers an exceptional opportunity for family living in a historic yet well-connected setting near Peterborough. Originally built in 1965, the property has been thoughtfully enhanced to provide approximately 915ft² of versatile and well-appointed accommodation. Upon entering, a welcoming and spacious entrance hall sets the tone, leading through to a bright bay-fronted living room—an inviting space ideal for relaxation. A contemporary ground floor shower room adds everyday convenience, while the impressive Wren kitchen is a true focal point, featuring elegant quartz work surfaces and a range of integrated Neff appliances, perfect for modern living. The former conservatory has been expertly converted into a generous family and dining room, creating a flexible and sociable space ideal for entertaining or everyday family life. The ground floor hosts three well-proportioned bedrooms, while a carpeted staircase rises to the first floor where a spacious landing—ideal for use as a study area—leads to two further double bedrooms, offering excellent flexibility for growing families or those working from home. Externally, the property benefits from a block-paved frontage providing off-road parking for up to three vehicles. To the rear, the south-facing garden has been designed for low maintenance, offering an ideal space to enjoy sunny days. Two substantial outbuildings further enhance the property, one currently used as a utility area, presenting excellent potential for storage, workspace, or future development.
Enhancing both efficiency and sustainability, the home is equipped with owned solar panels and battery storage, helping to reduce energy costs and environmental impact.
Ideally positioned within walking distance of local village amenities, this superb home perfectly balances modern comfort with the charm of village living, making it an excellent choice for families seeking a welcoming community.

**Entrance Hall**
3.84 x 0.93 (12'7" x 3'0")

**Shower Room**
2.55 x 1.55 (8'4" x 5'1")

**Living Room**
5.28 x 3.47 (17'3" x 11'4")

**Kitchen**
5.19 x 2.56 (17'0" x 8'4")

**Family/Dining Room**
4.05 x 4.23 (13'3" x 13'10")

**Hallway**
0.81 x 4.50 (2'7" x 14'9")

**Master Bedroom**
5.17 x 2.56 (16'11" x 8'4")

**Bedroom Two**
4.23 x 2.74 (13'10" x 8'11")

























**Bedroom Three**
3.29 x 1.85 (10'9" x 6'0")

**Hallway**

**Landing/Study**
2.21 x 3.01 (7'3" x 9'10")

**Bedroom Four**
4.44 x 3.10 (14'6" x 10'2")

**Shower Room**
2.01 x 2.06 (6'7" x 6'9")

**Bedroom Five**
4.49 x 2.55 (14'8" x 8'4")

**Utility Area**
4.42 x 2.31 (14'6" x 7'6")

**WC**

**EPC - B**
87/89

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: Lateral Living, 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: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.