



LIVING ROOM

KITCHEN

INNER HALL

WET ROOM

BEDROOM 1

BEDROOM 2

CONSERVATORY

GARAGE

**Woodcock Holmes**

20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk



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.

**Chestnut Drive**  
Thorney, Peterborough, PE6 0QR  
£260,000



**Chestnut Drive  
Thorney, Peterborough  
PE6 0QR**

A beautifully presented detached bungalow in the heart of historic Thorney, offering spacious open-plan living, a stunning conservatory, private gardens, garage and driveway parking — all available with no forward chain.

- AVAILABLE WITH NO FORWARD CHAIN
- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- DRIVEWAY AND SINGLE GARAGE
- RECENTLY RE-DECORATED THROUGHOUT
- NEWLY LAID LAMINATE FLOORING
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- OPEN PLAN LIVING SPACE
- ENCLOSED REAR GARDEN, NOT OVERLOOKED
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment  
£260,000

**LIVING ROOM**

13'3" x 17'6"  
UPVC double glazed window and door to front, radiator, laminate flooring, fireplace, radiator, smooth ceiling with fitted spotlights, open to:

**KITCHEN**

9'4" x 8'5"  
UPVC double glazed window and door to side, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, fitted oven, fitted four ring hob, space for washing machine, space for fridge freezer, radiator.

**INNER HALL**

Laminate flooring, storage cupboard, access to:

**WET ROOM**

4'7" x 8'2"  
Obscure uPVC double glazed window to side, fitted wet room with fully tiled walls, wet room flooring and drainage, wash hand basin, WC, radiator.

**BEDROOM 1**

10'10" x 14'6"  
UPVC double glazed window to rear, laminate flooring, radiator.

**BEDROOM 2**

9'7" x 11'4"  
Double glazed patio doors to rear, laminate flooring, radiator.

**CONSERVATORY**

6'10" x 26'5"  
Brick base built, uPVC construction, polycarbonate roof, tiled and laminate laid flooring, two sets of doors to the garden space.

**OUTSIDE**

Outside, the property enjoys a lawned frontage with a driveway to the side providing off-road parking and leading to a garage. The enclosed rear garden is mainly laid to lawn with a patio seating area and useful storage space. The garden is not overlooked and also benefits from side access to the garage, along with direct access into the property via the conservatory.

**COUNCIL TAX/TENURE/EPC**

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

**SERVICES**

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| <i>Very energy efficient - lower running costs</i>                    |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| <i>Not energy efficient - higher running costs</i>                    |         |                         |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |                         |
|   | Current | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |                         |
| (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |                         |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC |