



Connells

Woburn Drive
Thorney Peterborough



Property Description

An exceptional five-bedroom detached residence set within the charming and highly desirable village of Thorney, offering an elegant blend of modern design, generous proportions, and refined family living.

This beautifully appointed home immediately impresses with its light-filled and welcoming entrance, setting the tone for the stylish interiors that follow. The principal reception room is a sophisticated and spacious lounge, perfect for both entertaining and relaxed evenings. At the heart of the home lies a stunning contemporary kitchen/breakfast room, thoughtfully designed with high-quality fittings and complemented by a dedicated dining area, creating a seamless space for both everyday living and social occasions. A separate utility room adds practicality, while the ground floor also benefits from a cloakroom and a versatile study or games room, ideal for home working or leisure.

Upstairs, the property continues to impress with five generously sized bedrooms. The luxurious principal suite enjoys the added indulgence of a private en-suite, while the remaining bedrooms are served by a sleek and modern family shower room, finished to a high standard.

Externally, the property boasts a beautifully maintained and enclosed rear garden, featuring a paved patio ideal for al fresco dining and a manicured lawn offering both privacy and space for recreation.

Entrance Hall

Front door into the entrance hall. Radiator with cover, ceramic tiled flooring, staircase to the first floor landing with UPVC double glazed window, smooth ceiling with mains fed smoke alarm. Doors off onto the kitchen/breakfast room and lounge.

Lounge

Two radiators, TV, telephone and audio point, smooth ceiling and UPVC double glazed window to the front.

Kitchen/Breakfast Room

Comprising a range of matching wall and base level units, one and a half single drainer sink with a mixer tap over, worktops with splashbacks. Built in BOSCH oven, grill and for ring hob with extractor, integral dishwasher, space for an American style fridge freezer. Radiator with breakfast bar, ceramic tiled flooring continuous from the entrance hall, smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the rear, UPVC double glazed French doors into the rear garden, door through to the utility and walkway through to the dining area.

Dining Area

Radiator, flooring continuous from the Kitchen/Breakfast room, smooth ceiling and two UPVC double glazed windows to the rear.

Utility

Range of base level units with worktop over and plumbing for a washing machine. Radiator, flooring continuous from the dining area, smooth ceiling with extractor and UPVC double glazed window to the side and door off into the study and cloakroom.

Cloakroom

WC with dual flush, wash hand basin with mixer tap over, radiator, smooth ceiling with extractor and flooring continuous from the utility.

Study/Games Room

Radiator, smooth ceiling and UPVC double glazed window to the front.

First Floor Landing

door into airing cupboard (housing the cylinder water tank), smooth ceiling with mains fed smoke alarm and loft access, UPVC window to the front and doors off onto bedrooms and bathroom.

Master Bedroom

Radiator, telephone point, single and double doors into fitted wardrobes, smooth ceiling, UPVC double glazed window to the front and door through to the en-suite.

En-Suite

Being half tiled and comprising a three piece suite to include shower cubicle fitted with a mains fed shower, rainfall head and detachable hose, a wash hand basin with mixer tap over plus a WC with dual flush. Shaver point with mirror, smooth ceiling with extractor and a frosted UPVC double glazed window to the front.

Bedroom Two

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bedroom Four

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Five

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Family Shower Room

Being half tiled and comprising a three piece suite to include shower cubicle with mains fed shower, rainfall head and detachable hose, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail and smooth ceiling with extractor.

Family Bathroom

Being half tiled and comprising a three piece suite to include bath with mixer tap over with shower attachment, a wash hand basin with taps over and a WC with dual flush. Heated towel rail, smooth ceiling with extractor & frosted UPVC double glazed window to the rear.

Outside

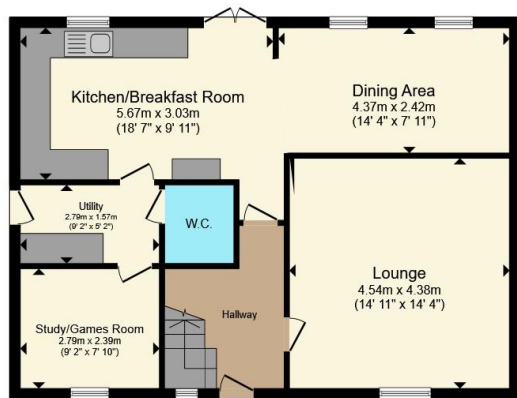
The front garden is laid to lawn with a paved path leading the to front door with a storm canopy porch. The garden is enclosed by modern iron fencing with a bespoke front gate. Gravel area for bin storage. A driveway provides off road parking which in turn leads to the garage. Gated access to the rear garden.

The rear garden has a slightly raised lawned area with railway sleeper borders and a paved patio area. Further raised paved garden seating area. Timber built shed, outside tap, external plug sockets with bluetooth. The garden is surrounded by modern timber built fencing.

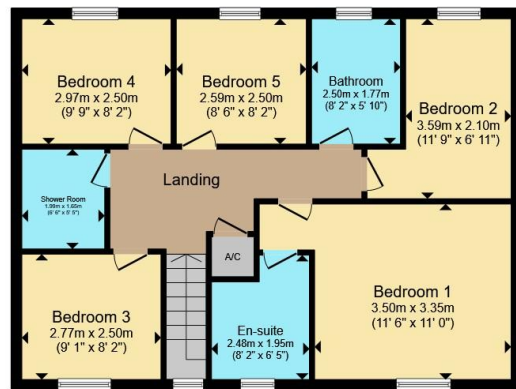
Garage

Fitted with an up and over door, fitted with a partition wall (previously used as a home office) and has power, lighting and access to loft which is boarded. Courtesy door to the side.

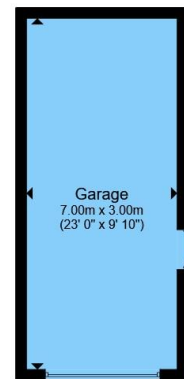




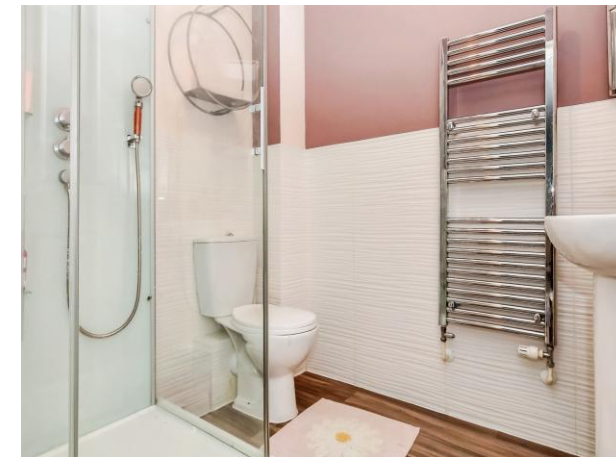
Ground Floor



First Floor



Garage



Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax
Band: E

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Tenure: Freehold



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