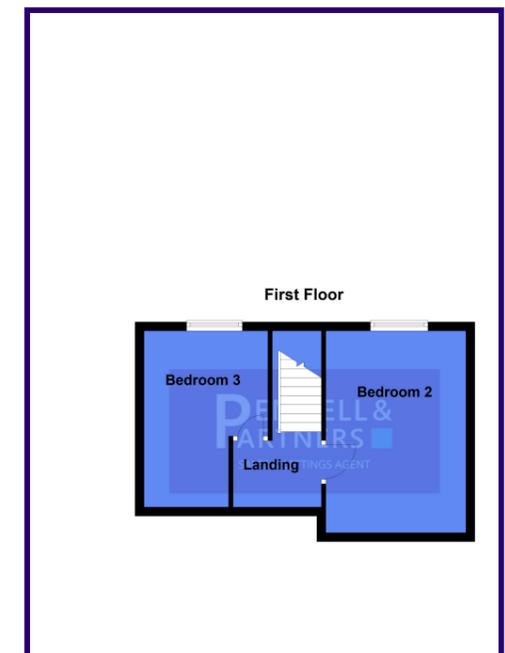
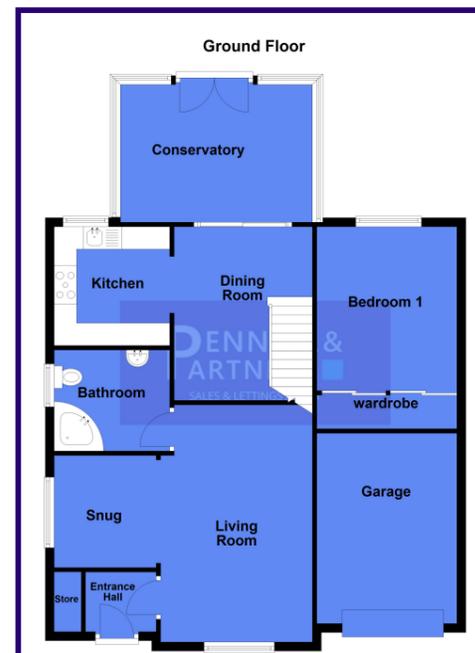




6 TOPHAM CRESCENT, THORNEY, PETERBOROUGH, CAMBRIDGESHIRE. PE6 0SR

Guide Price £280,000



**PENNELL & PARTNERS**

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

Stunning Contemporary Living in a Prime Village Location Perfectly positioned on the highly sought-after Topham Crescent, this semi-detached chalet bungalow has been meticulously renovated to an exceptional, modern standard. Offering the perfect blend of versatile living and stylish finishes, this home is ideal for those who love to entertain or need a flexible layout to suit a growing family.

The standout feature of this property is the expansive open-plan ground floor. While the space flows seamlessly, it is thoughtfully designed with three defined reception areas, allowing for a distinct lounge, dining space, and a cosy snug or home office. This area is bathed in natural light and finished with high-quality materials that set a sophisticated tone throughout.

The property boasts a neatly landscaped rear garden, offering a private oasis for summer BBQs. To the front, you'll find a spacious driveway leading to a single garage, providing plenty of storage and secure parking.

Thorney is a vibrant village known for its historic Abbey, excellent primary school, and local shops. It offers the peace of rural living while remaining just a short drive from the city of Peterborough and major road links (A47/A1).

EPC Rating: D (68)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

3.48m x 4.82m (11' 5" x 15' 10")

### SNUG

2.85m x 2.54m (9' 4" x 8' 4")

### DINING ROOM

3.06m x 4.23m (10' 0" x 13' 11")

### KITCHEN

2.99m x 2.85m (9' 10" x 9' 4")

### BATHROOM

2.85m x 2.11m (9' 4" x 6' 11")

## CONSERVATORY

4.18m x 3.06m (13' 9" x 10' 0")

## BEDROOM ONE

3.24m x 3.38m (10' 8" x 11' 1")

## GARAGE

2.81m x 4.89m (9' 3" x 16' 1")

## FIRST FLOOR

## BEDROOM TWO

3.44m x 3.66m (11' 3" x 12' 0")

## BEDROOM THREE

3.15m x 3.66m (10' 4" x 12' 0")