



64 Woburn Drive, Thorney PE6 0SN

£400,000



*** STUNNING FAMILY HOME IN VILLAGE LOCATION *** "A delightfully spacious and immaculately presented home has everything that modern living requires. Benefiting from open plan living and two additional reception rooms, two bathrooms and an ensuite to bedroom one. Having been much improved by its current owners, the downstairs of this home briefly comprises of an entrance hall, living room, open plan kitchen/breakfast/dining area, utility room, wc and an additional reception room which is the ideal play room or office space. Upstairs is home to 5 bedrooms, bedroom one with an ensuite and two family bathrooms. Outside the property there is a stylish gate surrounding the front, driveway, garage (currently converted) and a tastefully landscaped garden. Please call Today to arrange your viewing. EPC Rating - B/Council Tax Band - E"

ENTRANCE HALL

UPVC double glazed door to front, UPVC double glazed window to front and radiator.

LOUNGE

15' 0" x 14' 4" (4.57m x 4.37m) (approx) UPVC double glazed window to front and radiator.

DINING AREA

14' 4" x 7' 11" (4.37m x 2.41m) (approx) UPVC double glazed dual aspect window to rear and radiator.

KITCHEN / BREAKFAST AREA

18' 7" x 9' 7" (5.66m x 2.92m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer, integrated oven, induction hob with extractor fan over, integrated dishwasher and breakfast table. UPVC double glazed window to rear, Patio doors to rear.

UTILITY ROOM

9' 4" x 5' 6" (2.84m x 1.68m) (approx) Fitted with a range of base units, plumbing for a washing machine and radiator. Door to side.

OFFICE / PLAY ROOM

9' 1" x 7' 10" (2.77m x 2.39m) (approx) UPVC double glazed window to front and radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin and radiator.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to front.

BEDROOM 1

13' 2" x 11' 6" (4.01m x 3.51m) (approx) UPVC double glazed window to front and radiator.

ENSUITE

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, corner shower cubicle and towel rail. UPVC double glazed window to front.

BEDROOM 2

11' 7" x 8' 4" (3.53m x 2.54m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 3

9' 9" x 8' 3" (2.97m x 2.51m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 5

8' 6" x 8' 3" (2.59m x 2.51m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

9' 1" x 8' 1" (2.77m x 2.46m) (approx) UPVC double glazed window to front and radiator.

BATHROOM

8' 3" x 5' 10" (2.51m x 1.78m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and towel rail.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, shower cubicle and towel rail.

OUTSIDE

The front of the property is gated leading to a driveway. The rear of the property has fencing, patio area, edged borders and additional raised patio area.

CONVERTED GARAGE

22' 0" x 9' 7" (6.71m x 2.92m) (approx) Up and over door, converted at present to a gym. Convenience door to the garden with rear access.

AGENT NOTES

Please note there is a management fee for the area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

Please note the furniture in the property is different to when these photos were taken.

