



A modern detached property with double garage

Magdellan Court, Thorpe Road, Peterborough, PE3 6NL

Freehold

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Reception hallway * Three reception rooms * Family Kitchen * Utility room * Cloakroom * Five double bedrooms (two en suite) * Family bathroom * Driveway * Double Garage * Landscaped Garden * EPC: D

Local Information

Occupying a discreet position near the centre of the city, Magdellan Court is an exclusive and private development of five individually designed homes, just off Thorpe Road.

The house is situated within a mile of the city's mainline railway station, Cathedral Square, with its restaurants and shops and The Peterborough School. The Kings School is within 2 miles, whilst the public schools in Stamford and Oundle are within a 15 mile radius.

Recreational opportunities nearby within Peterborough include the Key Theatre, cinemas, bowling and sports centres, coupled with a golf course, rowing lake and Ferry Meadows Country Park, from which there is access to the city's "Green Wheel" network of over 40 miles of cycle and jogging routes linking its green spaces, riverside and parks.

About Magdellan Court

A detached five bedroom home built in 2001, the house offers well-presented and proportioned accommodation throughout. The reception hallway has natural wood flooring and is flanked by the home office and dining room. The sitting room is dual aspect with patio doors to the

garden and a gas fireplace offering a focal point.

The open plan family room and kitchen also has French doors to the garden, with an extensive fitted suite of appliances, with a central island,

On the first floor the layout is spacious with an open landing space leading to all five bedrooms. The principal and guest bedrooms both have en suite bathrooms, whilst bedrooms three, four and five are served by the family bathroom.

Outside

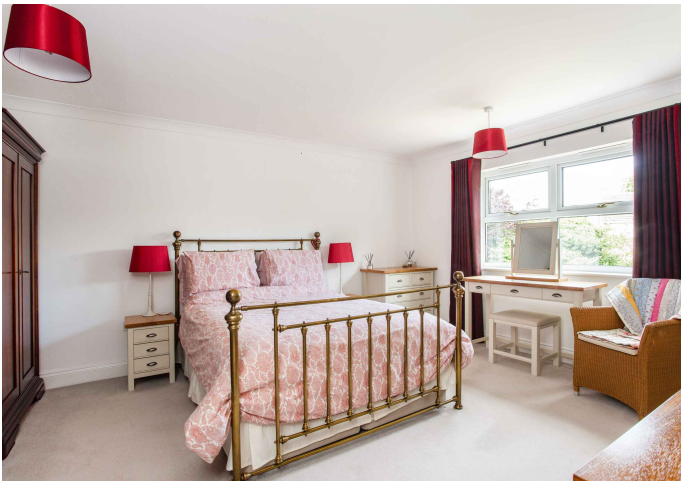
The garden is private and beautifully planted, offering good privacy, with a terrace adjoining the house, lawn and well stocked flowering and shrub borders. A double garage with electric doors adjoining the driveway, which has parking for several cars.

Services: Mains gas, water, electricity and drainage. Gas fired central heating.

Local Authority: Peterborough District Council. Council Tax Band G

Date of Photography and Particulars August 2020



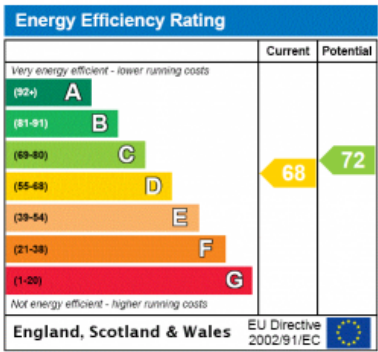


Approximate Area = 208.9 sq m / 2248 sq ft
Double Garage = 31.3 sq m / 337 sq ft
Total = 240.2 sq m / 2585 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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