



**Ford Close, Yaxley PETERBOROUGH PE7 3DT**

**welcome to**

**Ford Close, Yaxley PETERBOROUGH**

A very nicely presented family home which offers well proportioned accommodation to comprise: entrance hall, lounge, dining room, study, conservatory, kitchen, utility, downstairs wc, four bedrooms, ensuite, family bathroom, gardens to front & rear, double garage & double width driveway.



**Entrance Hall**

Radiator, stairs to first floor with understairs cupboard.

**Lounge**

Window to the front, radiator, gas fire set into fireplace with mantle & surround, double doors to the dining room.

**Dining Room**

Doors to the conservatory at the rear.

**Study**

Window to the front, radiator.

**Conservatory**

Of brick & double glazed construction with underfloor heating & power points.

**Kitchen**

Two windows to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Cooker point, plumbing for dishwasher, fridge freezer space.

**Utility**

Half glazed door to the side, sink drainer set into work surface, plumbing for washing machine, gas central heating boiler.

**Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

**First Floor Landing**

Access to the loft, airing cupboard, doors to bedrooms & bathroom.

**Bedroom 1**

Two windows to the front, radiator, two built in wardrobes.

**Ensuite**

Frosted window to the front, underfloor heating, walk in shower, close coupled wc, hand wash basin set into vanity.

**Bedroom 2**

Window to the rear, radiator.

**Bedroom 3**

Window to the rear, radiator.

**Bedroom 4**

Window to the rear, radiator.

**Family Bathroom**

Frosted window to the side, close coupled wc, hand wash basin, panel bath with shower & screen, radiator / towel rail.

**Outside The Property**

To the front there is a double width driveway leading to the double garage which has up & roller doors, eaves storage, side courtesy door & max. internal dimensions of 16ft 8in x 18ft 8in.

The rear garden offers a paved patio & is laid to lawn with borders along with a pergola to the rear & outside tap.



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## Ford Close, Yaxley PETERBOROUGH

- Entrance hall, lounge
- Dining room, study, conservatory
- Utility, downstairs wc
- Four bedrooms, ensuite to master, family bathroom
- Gardens, garage & driveway, popular estate location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ109675 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**