Vicarage Way, Yaxley Peterborough

£405,000 **Freehold**

Sharman Quinney

Key Features

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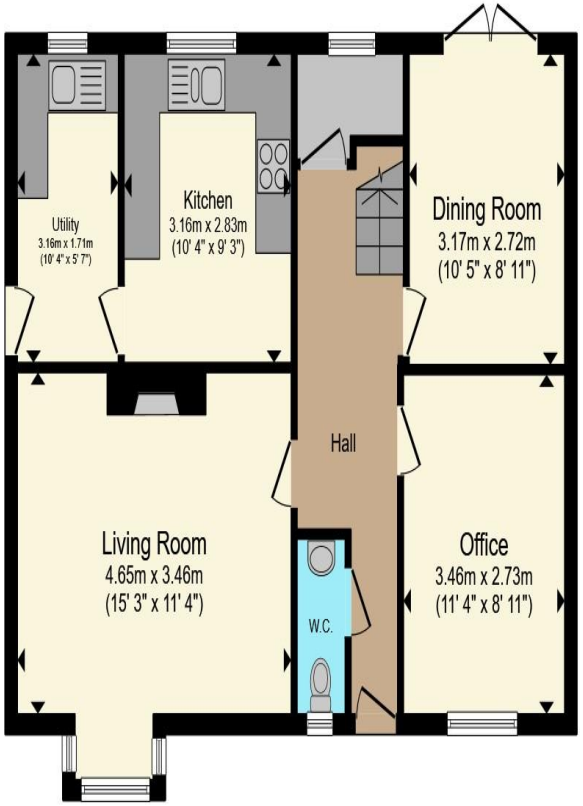
- Well Presented Detached Home
- Three Reception Rooms
- Four Double Bedrooms
- En-Suit Shower Room
- Kitchen + Utility Room

Spacious Well Presented Detached Family Home in a sought-after part of Yaxley situated in a Cul-De-Sac, in brief the accommodation comprises of Entrance Hall with stairs to the first-floor landing, doors giving access to the Two-Piece Downstairs Cloakroom. Study, Lounge with a feature gas wood burner fire, Separate Dining Room with French Doors to the rear garden, Kitchen is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a stainless steel one and a quarter sink unit, built-in gas hob, electric oven, Utility Room with worktop space, single drainer sink unit, plumbing for a washing machine , space for a tumble dryer, fridge/freezer, wall mounted heating boiler, door to side, Upstairs First Floor Landing with doors to the Four Bedrooms, Bedroom One has mirror sliding doors to the wardrobe space and to the En-

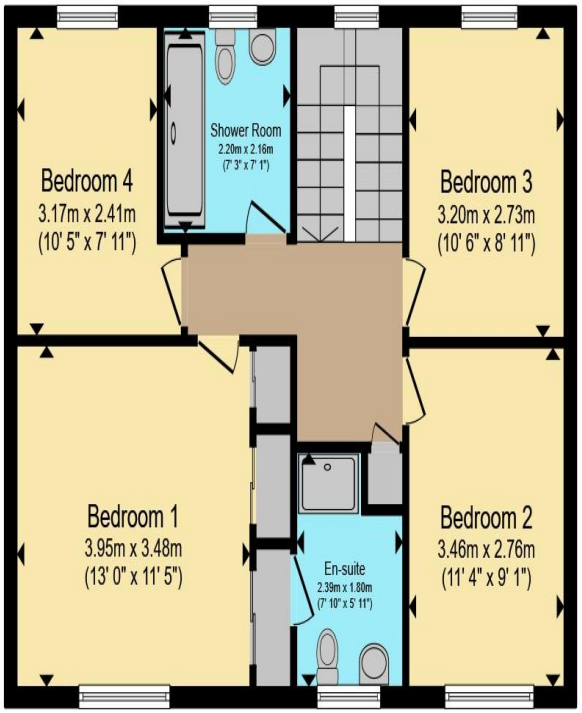
Suite Shower Room comprising of a shower cubicle, low level wc, pedestal wash hand basin, Family Bathroom is fitted with a three piece comprising of walk-in shower with a glass screen, pedestal wash hand basin, low level wc, Outside front garden laid mainly to lawn , block paved driveway provides Off Road Parking and leads to the Single Garage with a electric operated roller door, garage has light and power connected, courtesy door to the side, Rear Garden is enclosed and offers low maintenance, nice size patio seating area, various shrubs, door to the wooden shed giving good workshop space.

Entrance Hall:
Downstairs Cloakroom:
Study:
Lounge:
Dining Room:
Fitted kitchen:
Utility Room:
First Floor Landing:
Bedroom 1:
En- Suite Shower Room:
Bedroom 2:
Bedroom 3:
Bedroom 4:
Refitted Shower Room:
Single Garage:
Wooden Workshop:

All measurements are on floorplan



Ground Floor



First Floor

Total floor area 125.7 m² (1,353 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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Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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SCAN ME

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The Property Ombudsman