

Peartree Walk, Yaxley Peterborough

£380,000 **Freehold**

Sharman Quinney

Key Features

3 2 C D

- No Onward Chain
- Detached
- Kitchen/Diner
- Off-Road Parking
- Workshop

Situated in the popular village of Yaxley, this spacious four-bedroom detached home offers generous and versatile accommodation arranged over two floors, making it an ideal purchase for families, professionals or those looking for flexible living space.
Upon entering, the ground floor offers a welcoming lounge, providing a comfortable space to relax, alongside an impressive open-plan kitchen/dining room, offering plenty of room for both everyday family life and entertaining. The kitchen/dining area is further complemented by a conservatory, providing additional reception space and a lovely connection to the outside.
Further ground-floor accommodation includes a separate home office, ideal for those working remotely, a utility room and a convenient cloakroom. There is also a fourth bedroom on the







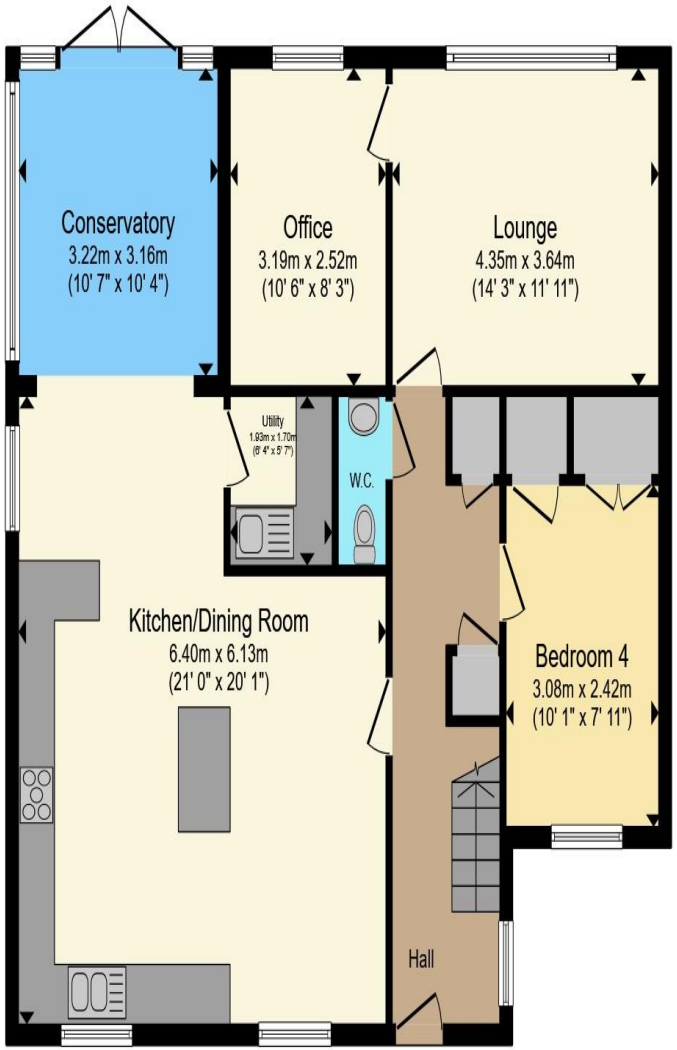
ground floor, offering excellent flexibility as a guest bedroom, additional family room or hobby space.
To the first floor are three further well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A separate family bathroom serves the remaining bedrooms.
To the rear of the property, gated access leads to generous off-road parking area, the outside space further benefits from a wooden workshop, patio area and laid lawn.
Offered with NO ONWARD CHAIN, this is a fantastic opportunity to purchase a spacious and versatile family home in the sought-after village of Yaxley. Early viewing is highly recommended to appreciate the accommodation on offer.

All measurements are listed on the floor plan.

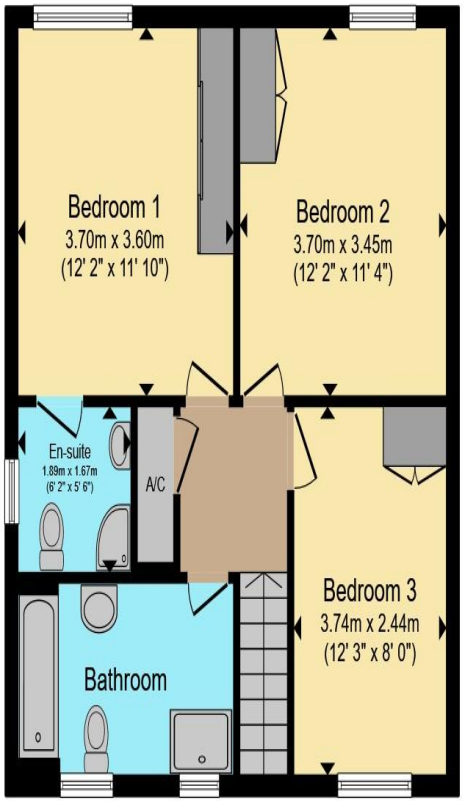
Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 150.7 m² (1,622 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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The Property Ombudsman