



Marconi Drive, Yaxley Peterborough  
£400,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Separate office and dining room
- UPVc conservatory
- Cloakroom and utility room
- En-suite to the master bedroom
- Storage room and timber garden room

Entrance hall

Lounge 5.18m x 3.35m (17' x 11') maximum into recess

Office 2.55m x 3.05m (8'3" x 10')

Cloakroom

Kitchen 3.28m x 3.15m (10'9" x 10'4")

Utility room

Dining room 3.15m x 3.05m (10'4" x 10') Opening to:

Conservatory 2.93m x 2.2m (9'6" x 7'2")

First floor landing

Bedroom one 4.75m x 3.35m (15'7" x 11'0") maximum into recess

En-suite

Bedroom two 3.68m x 3.43m (12'1" x 11'3")

Bedroom three 4.04m x 2.59m (13'3" x 8'6")

Bedroom four 2.79m x 2.67m (9'2" x 8'9") minimum excluding recess





## Bathroom

Outside The front has a double width driveway, laid to tarmac and gravel.

Rear garden is laid to lawn with a large paved patio area with ornamental shrub borders and a timber built garden room. Storage room to the side with courtesy door, (formally part of the garage).

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.focalagent.com](http://www.focalagent.com)

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 [yaxley@sharmanquinney.co.uk](mailto:yaxley@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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