



West End, Yaxley Peterborough

Price: Freehold £400,000 guide price

- 22ft Lounge/Diner
- Separate Study and Snug
- 16' Sun Room
- Downstairs WC and Utility Room
- En Suite to the Master Bedroom
- Off Road Parking for Several Vehicles
- Integral Single Garage
- Large Rear Garden with Workshops

EPC Rating: C



Accommodation Includes

Entrance Hall

Lounge

6.65m x 3.43m (21'10" x 11'3").

Dining Room

3.23m x 3.12m (10'7" x 10'3").

Kitchen Breakfast Room

3.89m x 2.72m (12'9" x 8'11"). Fitted oil fired AGA.

Utility

3.30m x 2.82m (10'10" x 9'3").

Sun Room

3.33m x 5.11m (10'11" x 16'9").

Cloakroom

First Floor Landing

Bedroom One

3.66m x 3.40m (12' x 11'2") maximum into recess.

En-Suite Shower Room

3.40m x 1.19m (11'2" x 3'11").

Bedroom Two

3.43m x 4.37m (11'3" x 14'4").

Bedroom Three

3.51m x 2.64m (11'6" x 8'8") minimum excluding wardrobe.

Bedroom Four

3.56m x 1.91m (11'8" x 6'3") minimum excluding wardrobe.

Family Bathroom

Outside

Large gravelled driveway to the front, leading to the single garage with ornamental shrub and flower beds. Large rear garden mainly laid to lawn with flower beds and borders. Additional land at the rear with gated access onto Holme Road with numerous workshops, ornate pond and ornamental trees and vegetable garden.



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



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