



Bentley Avenue, Yaxley Peterborough
£425,000 **Freehold**

**Sharman
Quinney**

Key Features

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- Spacious Detached Family Home
- Five Bedrooms
- Two En-Suites + Family Bathroom
- Lounge + Dining Room/Play Room
- Open Plan Kitchen/Diner & Orangery with underfloor heating

Located In the popular village of Yaxley, close to local shops, schools and has easy access to the A1, in brief the accommodation comprises of, Entrance and Inner hallway with stairs to the first floor landing and doors to , Two Piece downstairs Cloakroom, Lounge with double doors to the Dining Room/Play Room with patio doors to the rear garden, spacious Open plan Kitchen/Diner and Orangery which has bi-fold doors giving access to the low maintenance rear garden which is perfect for entertaining, Utility Room/Larder which has been partly converted from the original garage. First Floor Landing with stairs to the second floor and doors to Four Bedrooms. Three Piece En-Suites Shower Room and to the Three Piece Family Bathroom. Second Floor Landing with access to the spacious Master Bedroom with a door to the second Three Piece En-Suite Shower



Room. Outside to the front a Driveway providing OFF Road Parking for 2/3 cars, the original garage has been partly converted into storage space and the Utility Room accessed from the Kitchen/Dining Area, the rear garden is mainly paved.

Entrance & Inner Hallway:

Downstairs Cloakroom - 5'8" x 2'9"

Lounge - 16'8"max x 10'3"max

Dining Room/Play Room - 12'3"max x 8'3"max

Open Plan Kitchen/Diner & Orangery:

Kitchen/Dining Area - 18'1"max x 11'7"max

Orangery - 12'3"max x 11'9"max with underfloor heating

Utility Room/Larder - 8'7"max x 8'5"max (partly converted from garage)

First Floor Landing:

Bedroom 2 - 14'4"max x 9'6"max built in wardrobes

En-Suite shower Room - 5'2"max x 5'max (excluding shower)

Bedroom 3 - 10' x 8' built in wardrobes

Bedroom 4 - 9'8" x 8'1" built in wardrobes

Bedroom 5 - 8'3"max x 7'3"max built in wardrobes

Family Bathroom - 6'8" x 5'5"

Second Floor Landing:

Master Bedroom - 20'max x 12'10"max

En-suite Shower Room - 9'5"max x 4'9"max

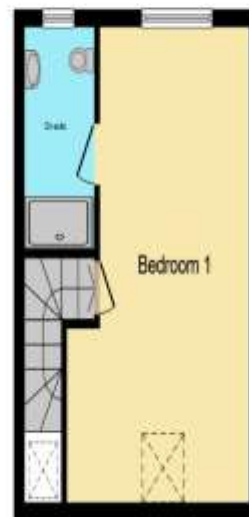




Ground Floor



First Floor



Second Floor


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