



Rosewood Close, Yaxley Peterborough  
**Offers in Excess of £365,000 Freehold**

**Sharman  
Quinney**



# Key Features

4 2 C D

- Modern Detached Family Home
- Four Bedrooms & En-Suite Shower Room
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Downstairs Cloakroom

Situated in a quiet Cul-De-sac off Main Street, Yaxley, this well presented Modern Detached Family Home is I walking distance to local shops and various other amenities, it also benefits form having easy access to the A1, in brief the accommodation comprises of, Reception Hall with stairs to the first floor landing and doors giving access to, two piece Downstairs Cloakroom, nice size Lounge, Separate Dining Room, Kitchen which has a range of fitted base and eye level units, cupboards and drawers, one and a quarter single drainer sink unit, built-in five ring gas hob, electric oven, extractor over, Utility Room with worktop space, storage cupboards, plumbing for a washing machine, space for a tumble dryer, door giving access into the rear garden, Upstairs First Floor Landing has doors to the Four Bedrooms, three piece En-Suite Shower room which is off the



master bedroom, three piece Family Bathroom, Outside, open plan frontage, driveway provides off road parking and leads to the Single Garage with light and power connected, courtesy door to the Enclosed Rear Garden with wooden decking for a patio seating area, this property also benefits from having extra parking spaces to the front.

Reception Hall - 10'2" x 9'4"(including stairs)

Downstairs Cloakroom - 7'6"max x 3'2"max

Lounge - 18'5" x 10'7"

Dining Room - 10'4" x 10'

Fitted Kitchen - 10'5" x 7'6"

Utility Room - 7'6" x 5'2"

First Floor Landing - 13'1"max x 2'8"max

Bedroom 1 - 11'2" x 9'8"

En-Suite Shower Room - 7'6"max x 3'5"max  
(including shower cubicle)

Bedroom 2 - 10'6" x 7'7"

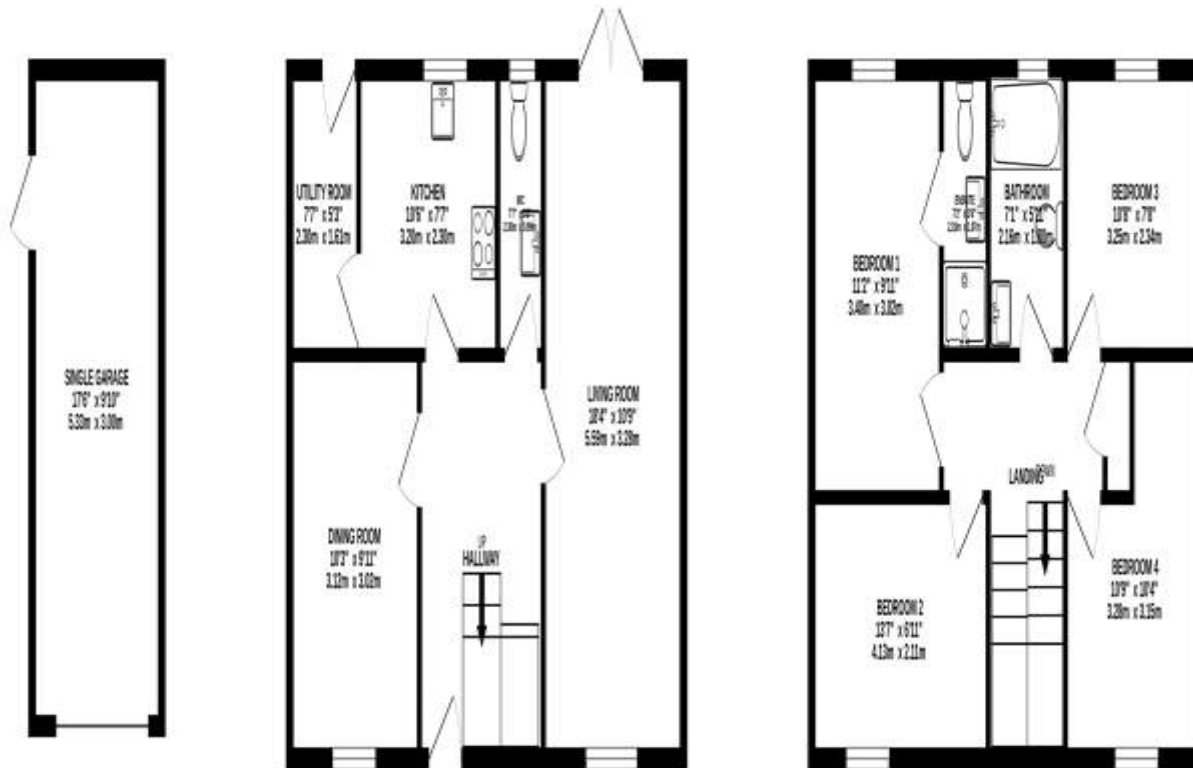
Bedroom 3 - 10'6"max x 10'4"max (L/shaped room)



GARAGE  
17'6" x 9'7" approx.

GROUND FLOOR  
94 sq ft (8.7 sq m) approx.

1ST FLOOR  
92 sq ft (8.5 sq m) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedroom 4 - 13'6" 6'9"

Family Bathroom - 6'9"max x 5'8"max

Single Garage - 17'6"max x 9'7"max

To view this property call Sharman Quinney on:  
**01733 245400**



# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

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