



Telford Drive, Yaxley Peterborough
£370,000 **Freehold**

**Sharman
Quinney**

Key Features



- Modern Detached Family Home
- Four Bedrooms + En-Suite Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs Cloakroom
- Enclosed Rear Garden
- Single Garage

Located in the very popular area of Ferndale in the Village of Yaxley which is within walking distance to local shops, schools and in easy access to the A1, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, two piece Downstairs Cloakroom, Study, Lounge, opening to Inner Hallway with a walk-in under stairs cupboard, door to the Dining Room with double glazed sliding patio doors to the rear garden, door to the Kitchen/breakfast Room which is fitted with a range of base and eye level units, cupboards and drawers, worktop space, single drainer sink unit, built-in gas hob, electric oven, space for a fridge/freezer, door to the Utility



Room with workshop space, plumbing for a washing machine, space for a tumble dryer, concealed wall mounted heating boiler, door to the side. Upstairs First Floor Landing has doors to the Four Bedrooms, three piece En-Suite Shower Room, three piece Family Bathroom, Outside driveway which provides Off Road Parking which leads to the Single Garage and gated access into the Enclosed Rear Garden.

Entrance Hall - 15'1"max x 3'7"max

Downstairs Cloakroom - 5'9"max x 3'max

Study - 7'1" x 6'4"

Lounge - 13'3"max x 11'5"max

Inner Hall Area - 4'1" x 2'8"

Dining Room - 9'7" x 9'5"

Kitchen/Breakfast Room - 12'4" x 9'5"

Utility Room - 5'8" x 4'8"

First Floor Landing - 15'max x 5'9"max (l/shaped including stairs + airing cupboard)

Bedroom 1- 12'9"max x 10'7"max (l/shaped room including door recess)

En-Suite Shower Room - 5'1"max x 4'8"max

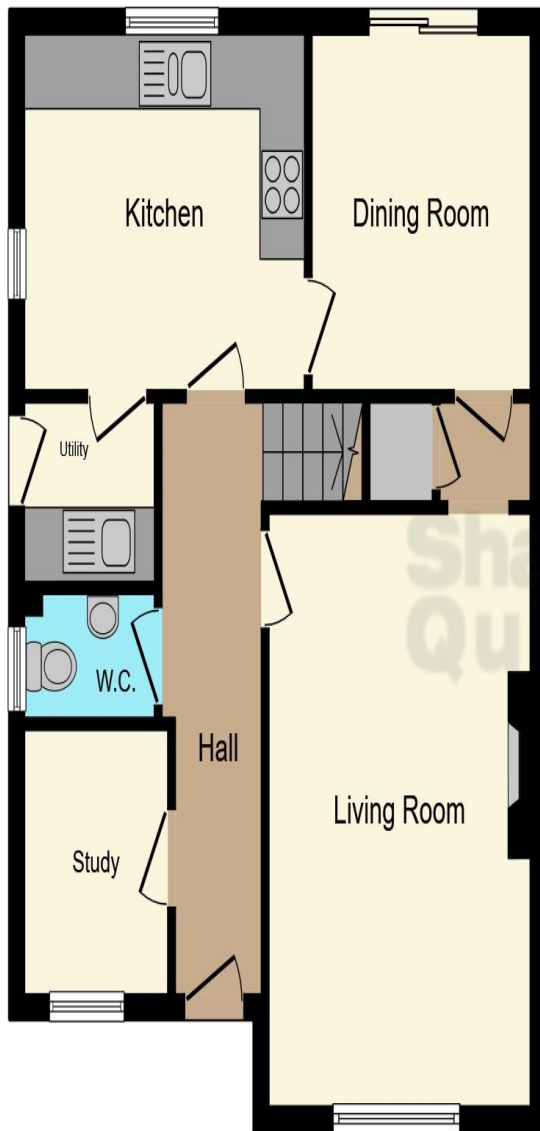
Bedroom 2 - 11'2"max x 8'6"max (including door recess)

Bedroom 3 - 10'3" x 8'8"

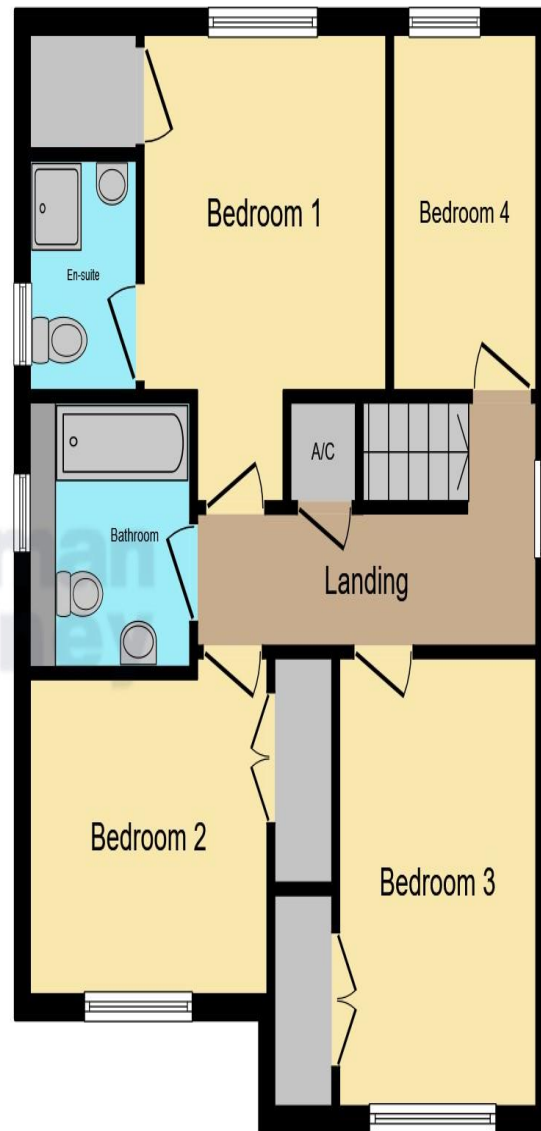
Bedroom 4 - 9'7" x 6'3"

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





Ground Floor



First Floor


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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