



Whitney Drive, Yaxley Peterborough
Offers in Excess of £330,000 Freehold

**Sharman
Quinney**

Key Features



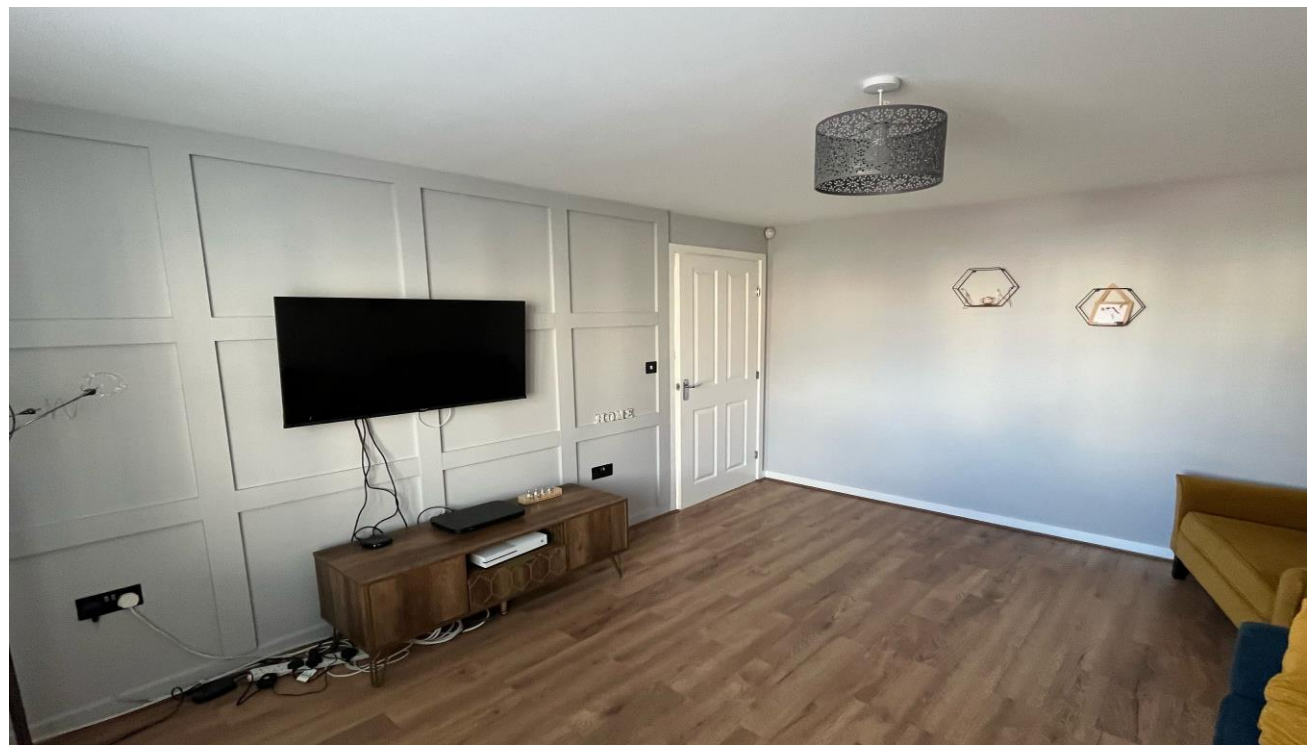
- Four Bedrooms
- En-suite to Bedroom One
- Single Garage
- Kitchen-Diner
- Easy access to A1

Welcome to this four-bedroom home that offers easy access to the A1, Walking distance to local amenities and schools, it provides easy access to Peterborough city Centre. This home provides plenty of space with an open plan kitchen-diner, Lounge, an extra reception room and four good sized bedrooms. This would make a perfect family home.

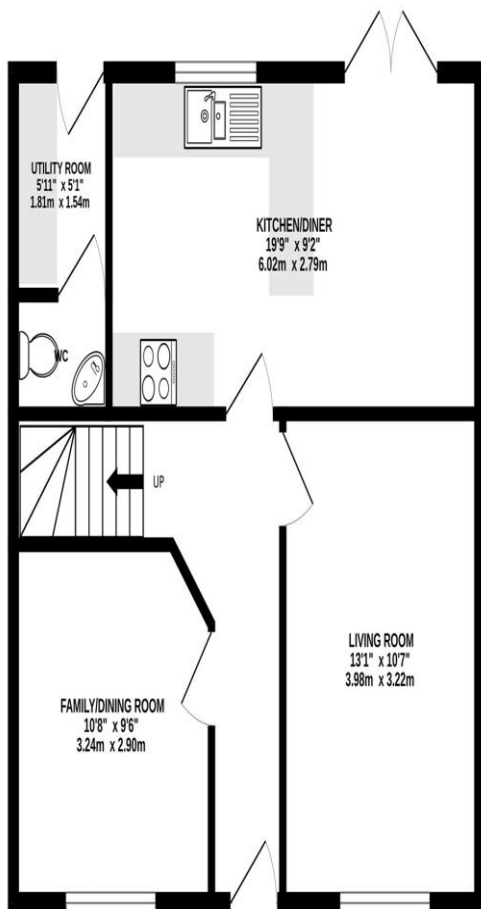
Kitchen- 9.2M x 2.9M (max)
Utility- 1.9M x 1.6M (max)
WC- 1.6M x 1M (max)
Lounge- 4.1M x 3.3M (max)
Dining room- 3M x 3.3M (max)
Family Bathroom- 2.5M x 2M (max)
En-suite- 1.7M x 1.1M (max)
Bedroom One- 3.5M x 3.5M (max)
Bedroom Two- 3.5M x 2.5M (max)



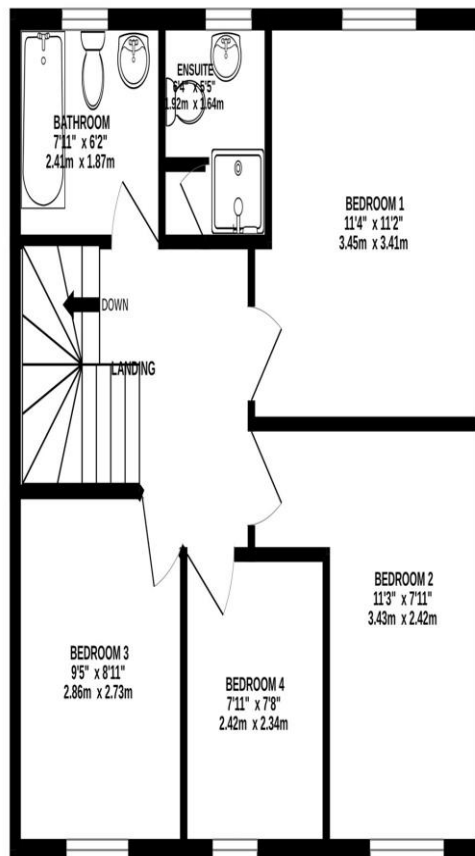
Bedroom Three- 2.8M x 2.9M (max)
Bedroom Four- 2.5M x 2.4M (max)



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 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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01733 245400

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203575 - 0005

