



Riley Close, Yaxley Peterborough
£350,000 Freehold

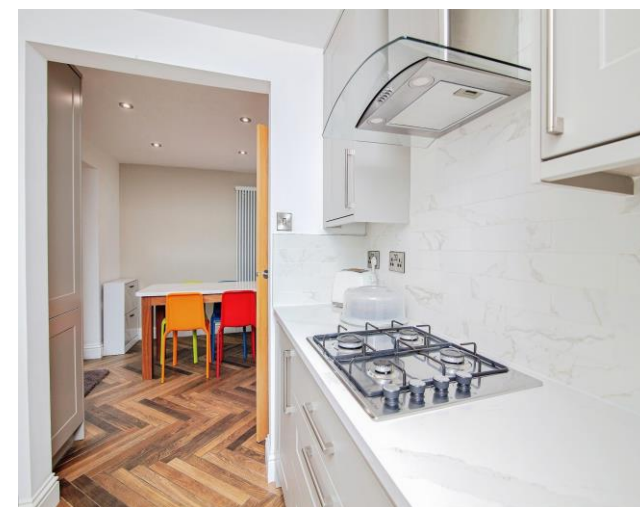
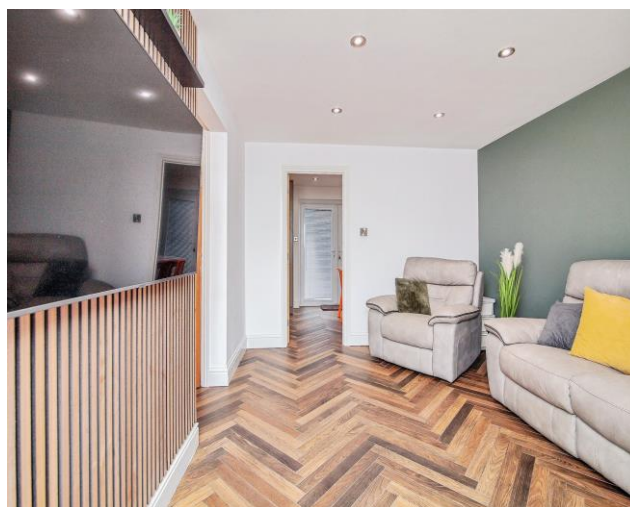
**Sharman
Quinney**

Key Features



- Modern Detached Family Home
- Three Bedrooms
- Refitted En-suite Shower Room
- Refitted Bathroom + Cloakroom
- Refitted Kitchen

Perfect Family Home which is Well Presented through out, located in a popular area of Yaxley, in a quiet Cul-De-Sac, the accommodation briefly comprises of Reception Area, lounge with under floor heating, Inner Hallway Area with stairs to the first floor and a door to the Refitted Downstairs Cloakroom, from the lounge to the Dining Area with French doors to the rear garden and an opening to the Refitted Kitchen Area which has a range of base and eye level units, cupboards and drawers, worktop space, built-in gas hob, electric oven, microwave, fridge/freezer. Upstairs First Floor Landing has doors to the Three Bedrooms, the Master Bedroom benefits from having built-wardrobes, door to the refitted three piece En-Suite Shower Room, Outside frontage is open plan with a driveway providing Off Road Parking and leads to the Single Garage with a metal up and



over door light and power connected, to the rear there a nice size Enclosed Garden which is laid mainly to lawn with a paved patio seating area.

Reception Area - 3'7" x 2'9"

Lounge - 13'2" x 10'6"

Downstairs Cloakroom - 5' x 2'9"

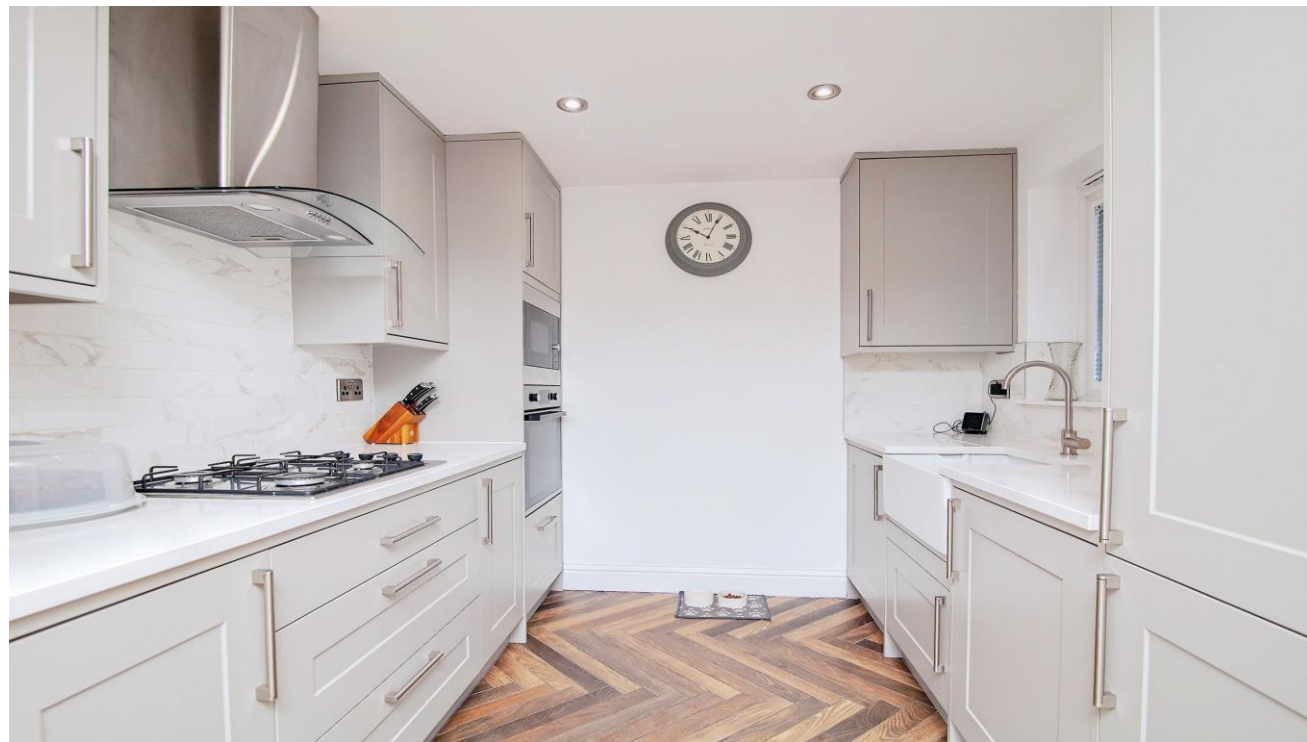
Dining Area - 10'6" x 8'3"

Kitchen Area - 8'2" x 8'2"

First Floor Landing - 9'7" x 2'7"

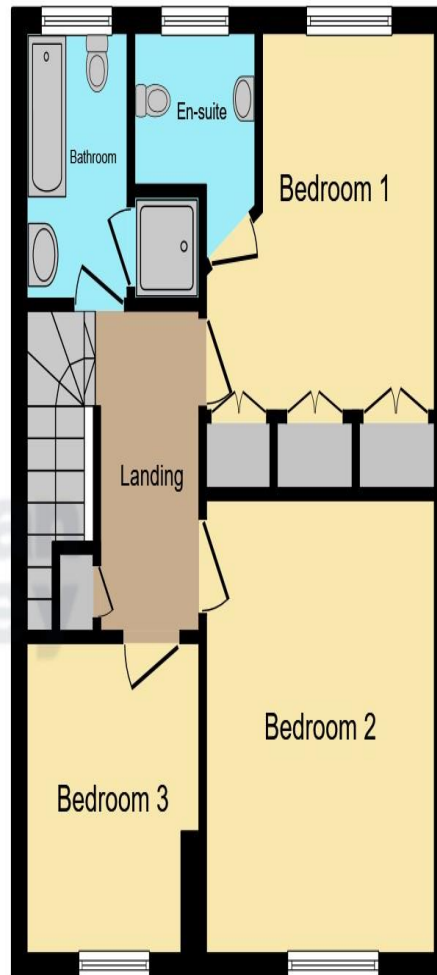
Bedroom 1 - 10'9"max x 10'2"max

En-Suite Shower Room -





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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