



Riley Close, Yaxley Peterborough
£340,000 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"

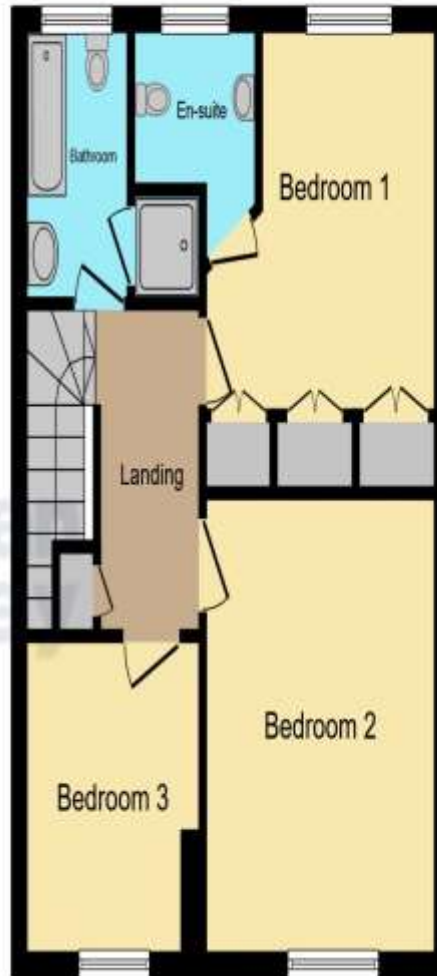
Bedroom 1 - 10'9"max x 10'2"max

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

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping
Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: YAX203673 - 0005

