



Thistle Close, Yaxley Peterborough
Offers in Excess of £275,000 Freehold

**Sharman
Quinney**

Key Features



- Three Storey Modern Town House
- Three Bedrooms & En Suite Shower Room
- Kitchen/Diner & Lounge
- Downstairs Cloakroom
- Enclosed Rear Garden

Well Presented Modern Three Storey Town House which is set back from the main road, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, Two Piece Downstairs Cloakroom, Fitted Kitchen/Diner which has a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter sink unit, built-in gas electric oven, fridge/freezer, dishwasher, plumbing for a washing machine, Lounge has French doors to the rear garden, First Floor Landing has stairs to the second floor, doors giving access to Bedrooms 2 & 3, and to the Three Piece Family Bathroom, Second Floor landing has a door to Bedroom 1 with an opening to a Dressing Area with a built-in storage cupboard, door to the Three Piece En-Suite Shower Room which benefits from a walk-in shower cubicle, Outside frontage open plan, to the



rear the Low Maintenance Garden is enclosed, has wooden decking providing a patio seating area, artificial grass, flower and shrubs, gated access to the rear giving access to the single garage which is in a block with a metal up and over door.

Entrance Hall:

Downstairs Cloakroom - 1.68m x 0.81m (5'6" x 2'8")

Kitchen/Diner - 4.72m max x 2.36m max (15'6"max x 7'9"max) L/shaped room

Lounge - 4.47m max x 3.66m max (14'8" max x 12"max)

First Floor Landing - 5.56m max x 1.88m max (18'3"max x 6'2 max including stairs)

Bedroom 2 - 3.76m max x 3.68m max (12'4"max x 12'1"max)

Bedroom 3 - 3.38m max x 1.88m max (11'1"max x 6'2"max)

Family Bathroom - 2.03m max x 1.88m max (6'8"max x 6'2"max)

Second Floor Landing - 1.24m x 0.99m (4'1" x 3'4")

Bedroom 1 - 3.89m max 3.70m max (12'9"max x





12'2"max L/shaped room)

Dressing Area - 1.73m max x 1.29m max
(5'8"max x 4'4"max L/shaped room)

En-Suite Shower Room - 2.79m max x 1.96m max
(9'2"max x 6'5"max excluding shower cubicle)

Single Garage - 5.99m max x 2.97m max
(19'8"max x 9'9"max)

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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