



Stephenson Close, Yaxley Peterborough  
**Offers in Excess of £463,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Extended Detached Family Home
- Five Bedrooms and En Suite Shower Room
- Three Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Cloakroom

Located in a quiet Cul-De-sac within a popular area Yaxley Village which is in easy access to the local shops, schools and the A1, this Detached Family Home benefits from having solar panel panels with feed in tariff and home batteries also wall mounted air conditioning units, in brief the accommodation comprises of Reception Hall with stairs to the first floor landing and doors giving access to the Two Piece Downstairs Cloakroom, Study or Play Room, Lounge with an air condition unit and a bay window to the front, door to the extended Dining Room with a door to the rear garden, Kitchen/Breakfast Room is fitted with a range of base and eye level units, cupboards and drawers, worktop space, one and a quarter single drainer sink unit, built-in double electric oven, gas hob, plumbing for a dishwasher, space for fridge/freezer, door to the Utility Room with



worktop space, single drainer sink unit, plumbing for a washing machine, space for a tumble dryer, door to the rear garden. Upstairs First Floor Landing has doors to, the Five Bedrooms, Three Piece Family Bathroom, bedroom 1 benefits from a air conditioning unit and a door to the Three Piece En-Suite Shower Room, Outside set back from the main road the frontage is open plan, double width driveway provides Off Road Parking and leads to the Double Garage with two metal up and over doors, light and power connected, courtesy door to the nice size Enclosed Rear Garden which is laid mainly to lawn with an extensive patio seating area.

This home will also be offered with a Gas Safe Certificate and EICR Certificate.

#### Reception Hall:

Downstairs Cloakroom - 6' x 2'7"

Study - 9'7"max 7'3"max

Lounge - 15'2" x 12'6" (excluding bay window)

Extended Dining Room - 14'5" x 10'7"

Kitchen/Breakfast Room - 11'6" x 10'9"

Utility Room - 8' x 5'2"

#### First Floor Landing:





**Ground Floor**



**First Floor**

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Bedroom 1 - 13'9" x 10'8"

En-Suite Shower Room - 5'5" x 5'3" (excluding shower cubicle)

Bedroom 2 - 11'3" x 10'8"

Bedroom 3 - 11'9" x 10'9"

Bedroom 4 - 10'2" x 8'2"

Bedroom 5 - 16'9"max 11'1"max (excluding dormer window/including recess)

Family Bathroom - 8'2"max x 7"max

Double Garage:

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

Contact us to arrange a **FREE**  
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 01733 245400

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