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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



## Whitney Drive, Yaxley, Peterborough, PE7 3EF

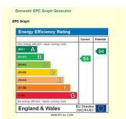
### Price £340,000

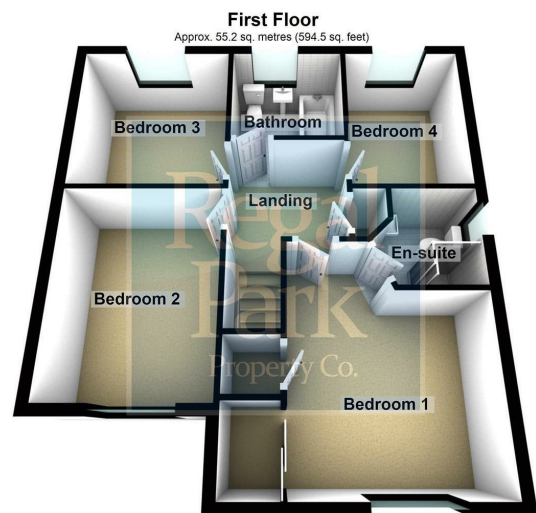
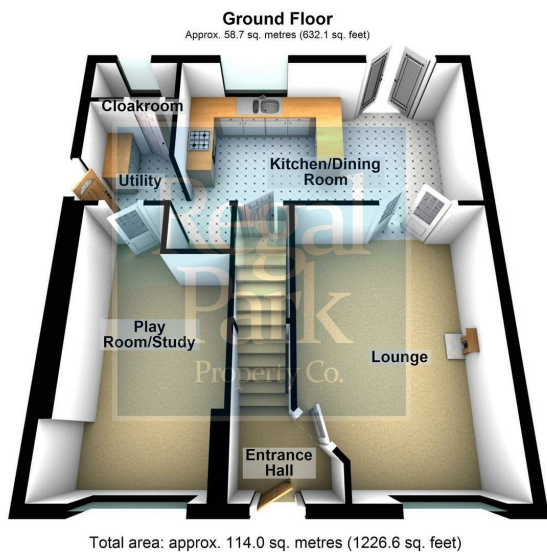
### Freehold

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\* \*PLAY ROOM/STUDY\***  
Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Yaxley. The property is situated close to local amenities and is within easy access to A1 and comprises; Entrance Hall, Lounge, Kitchen/Dining Room, Utility, Cloakroom, Play Room/Study. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further Bedrooms and a Bathroom.

There is parking to the front of the property for 2 cars and enclosed rear garden.  
Viewings Highly Recommended.

EPC Rating: B





#### Entrance Hall

Radiator, laminate flooring, stairs, door to:

#### Lounge

15'10" x 11'0" (4.83m x 3.35m)

UPVC double glazed window to front, log effect electric fireplace with surround, radiator, laminate flooring, telephone point, TV point, double door to:

#### Kitchen/Dining Room

10'2" x 18'4" (3.11m x 5.59m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, under counter freezer, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, LVT flooring, under-stairs storage cupboard, uPVC double glazed french double doors to garden, open to:

#### Utility

7'1" x 5'4" (2.16m x 1.62m)

With worktop space over, plumbing for washing machine, space for tumble dryer, wall mounted boiler, uPVC double glazed obscure door to side, door to:

#### Cloakroom

UPVC obscure double glazed window to rear, fitted with two piece suite comprising, corner pedestal wash hand basin and close coupled WC, radiator, LVT flooring.

#### Play Room/Study (Formerly Garage)

15'10" x 8'9" (4.83m x 2.67m)

UPVC double glazed window to front, radiator, LVT flooring.

#### Landing

Fitted carpet, access to loft, storage cupboard, door to:

#### Bedroom 1

13'4" x 11'0" (4.06m x 3.36m)

UPVC double glazed window to front, radiator, fitted carpet, built-in double wardrobe(s) with mirrored sliding doors, over-stairs storage cupboard, door to:

#### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, uPVC obscure double glazed window to side, radiator, vinyl flooring.

#### Bedroom 2

12'2" x 9'3" (3.71m x 2.82m)

UPVC double glazed window to front, radiator, fitted carpet.

#### Bedroom 3

9'7" x 9'3" (2.92m x 2.82m)

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bedroom 4

9'7" x 7'2" (2.92m x 2.18m)

UPVC double glazed window to rear, radiator, fitted carpet.

#### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

#### Outside

There is off road parking to the front of the property for 2 cars.

The rear garden has a patio area, soft bark play area, steps to gravel area with timber shed, outside tap, gated side access.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Disclaimer:** In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.