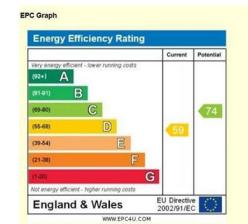


#### Disclaimer

Important Notice: 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.



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## Alvis Drive, Yaxley, Peterborough, PE7 3AH

\*POPULAR LOCATION\* \*CUL-DE-SAC\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*

\*STUDY\*

Regal Park are pleased to offer this well presented 6 Bedroom Detached Family Home in the popular location of Yaxley. The property is situated in a cul-de-sac, close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Lounge, Study, Shower Room, Kitchen/Dining Room, Conservatory, Utility.

The first floor has the Master Bedroom with built in wardrobes and En-Suite Bathroom, 3 further Bedrooms and a Bathroom.

The top floor has Bedrooms 2 & 3 and a Bathroom.

There is a Driveway to the front providing off road parking and Double Garage.

Enclosed rear garden.

Viewings Highly Recommended.

EPC: D



## Entrance Hall

Radiator, tiled flooring, stairs, door to:

## Lounge

10'5" x 16'5" (3.18m x 5.00m)

UPVC double glazed window to front, open fire with surround, two vertical radiators, laminate flooring, telephone point, TV point, double door to Kitchen/Dining Room.

## Study

10'6" x 8'2" (3.20m x 2.50m)

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

## Shower Room

Fitted with three piece suite comprising recessed tiled shower cubicle with fitted shower over, wash hand basin and WC, radiator, vinyl flooring.

## Kitchen/Dining Room

7'3" x 25'6" max (2.21m x 7.77m max)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer and cooker, two uPVC double glazed windows to rear, vertical radiator, tiled flooring, door to Utility, open plan to:

## Conservatory

12'0" x 9'6" (3.66m x 2.90m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, tiled flooring, uPVC double glazed french double doors to garden.

## Utility

5'2" x 6'0" (1.57m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, space for tumble dryer, door to side.

## First Floor and Landing

Fitted carpet, stairs, door to:

## Bedroom 1

9'11" x 13'6" max (3.02m x 4.11m max)

Two uPVC double glazed windows to front, radiator, fitted carpet, TV point, two built-in double wardrobes, door to:

## En-Suite Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with cupboards under and low-level WC, fully tiled walls, shaver point, uPVC obscure double glazed window to front, vinyl flooring.

## Bedroom 4

11'11" x 8'11" (3.62m x 2.73m)

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

## Bedroom 5

7'10" x 11'0" max (2.39m x 3.35m max)

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



## Bedroom 6

8'11" x 8'3" (2.71m x 2.51m)

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

## Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with drawers under and low-level WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, vinyl flooring.

## Second Floor and Landing

Fitted carpet, door to:

## Bedroom 2

8'9" x 15'11" max restricted height (2.67m x 4.85m max restricted height)

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

## Bedroom 3

12'9" x 8'2" max restricted height (3.89m x 2.49m max restricted height)

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

## Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, fully tiled walls, heated towel rail, vinyl flooring.

## Outside

There is a Driveway to the front providing off road parking, leading to a Double Garage which has been part converted into an office.

The rear garden has a patio area, lawn area, gravel area, outside tap, gated 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.

