



10a London Road

Yaxley PE7 3NP

Offers in the region of £645,000

10a London Road

Yaxley PE7 3NP

Along with highly flexible accommodation, one of the many unique and striking features of this recently constructed, 'A' energy rated award winning architect designed home is your very own Solar Port, additionally with underfloor heating, aluminium windows, modern eco design building materials and attractive stylish build features makes this the ideal 'Grand Design' home.

Set on the edge of the popular and amenity rich village of Yaxley the area enjoys easy access to the A1 trunk road, Schools for all ages, and shopping facilities along with Peterborough City Centre and Railway Station.

Designed by award winning architect Butcher Bayley (www.wearebba.co.uk) the construction of the property has an exacting level of finish to the build. Internally all fits are of high quality and of discerning choice chosen by the owners to mirror ultra modern tastes and style.

Situated on an individual, generous plot the property comprises of an attractive Entrance Hall which cleverly leads to all the underfloor heated, ground floor rooms which include; comfortable size Lounge with a fully glazed wall with French windows, a Combined fitted Kitchen/Dining/Family Room (fitted with Siemens appliances) and an atrium style high ceiling with electrically controlled Velux windows and a statement making window feature overlooking the rear Garden. Also on the ground floor are two Bedrooms (one of which has an Ensuite) a Utility Room and Cloakroom W.C. The configuration of the ground floor rooms would lend themselves to the possibility of there being a separate annex for an independent family member.

The glass balustrade staircase and first floor landing leads to an Ensuite main Bedroom, two further Bedrooms and a Bathroom all provided with generous Velux windows.

Outside to the front of the property is ample parking below an innovative SolarPort which generates, stores and distributes energy for the property along with EV charging, all controllable by a house tablet. There is an attractive entrance area to the front of the property in keeping with the overall modern design and the rear garden is enclosed, laid to lawn and has ample patio seating areas.

Viewing of this superb modern home is highly recommended to appreciate the individuality of the building, its eco credentials and how all these features combine to make it a building to be proud of.

Tenure Freehold
Council Tax E





Entrance Hall
Oake And Gray herringbone design vanilla oak flooring with underfloor heating. Stairs to first floor landing, under stairs storage storage cupboard and a maintenance cupboard.

Cloakroom.
Fitted with Villeroy & Boch w.c and tall hand wash basin, heated towel rail. Marble effect LVT tile with underfloor heating.

Living Room
16'10" x 11'6" (5.14m x 3.52m)
Oake And Gray herringbone design vanilla oak flooring with underfloor heating, windows and French doors to the front of the property and full height window to the side. TV point. Adjoining walkway to;

Kitchen/Dining Room/Family Room
21'6" x 17'1" (6.56m x 5.21m)
Fitted with ample kitchen storage units, large granite island unit incorporating a herb trough, integrated quality electrical appliances by Siemens from the IQ500 and & IQ700 Range comprising; Microwave, wifi enabled Induction Hob and extractor hood above, electric oven. Franke sink with dual tap, Titanium Hotspot boiling water facility. Stylish Oake And Gray herringbone design vanilla oak flooring with underfloor heating. Side access door Velux windows to vaulted atrium ceiling, large window feature overlooking the rear with French Doors to the Garden.

Utility Room
Marble effect LVT tile flooring with underfloor heating. Single drainer sink unit Base and full height storage units, Wall mounted Baxi gas boiler. Plumbing for automatic washing machine and drier.

Bedroom 4
13'0" x 12'1" (3.98m x 3.7m)
Oake And Gray herringbone design vanilla oak flooring with underfloor heating, French Doors to the rear Garden

Ensuite Shower Room
Marble effect LVT tile flooring with underfloor heating, Villeroy & Boch low level W.C. large shower cubicle with Monsoon head and thermostatic dual shower, heated towel rail and fitted storage cupboard.

Bedroom 5/Study
12'1" x 9'3" (3.69m x 2.83m)
Oake And Gray herringbone design vanilla oak flooring with underfloor heating, built in wardrobe /storage cupboards.



Landing
Stylish glass balustrade overlooking the Entrance Hall, inset spotlights to the vaulted ceiling with Velux Windows, display alcove feature.

Bedroom 1
14'9" min x 11'6" min (4.52m min x 3.53m min)
Built in wardrobes, full height slit window feature, Velux windows to vaulted ceiling.

Bedroom 2
17'6" x 9'10" restricted head height. (5.34m x 3.02m restricted head height.)
Large storage cupboard, vaulted ceiling with Velux Windows, under eaves storage.

Bedroom 3
17'0" x 8'7" (5.20m x 2.64m)
Vaulted ceiling.

Ensuite Shower Room
Marble effect LVT tile flooring, Villeroy & Boch three piece suite with large shower cubicle and Monsoon head thermostatic dual shower. Vanity hand wash basin and W.C. Velux window, heated towel rail.

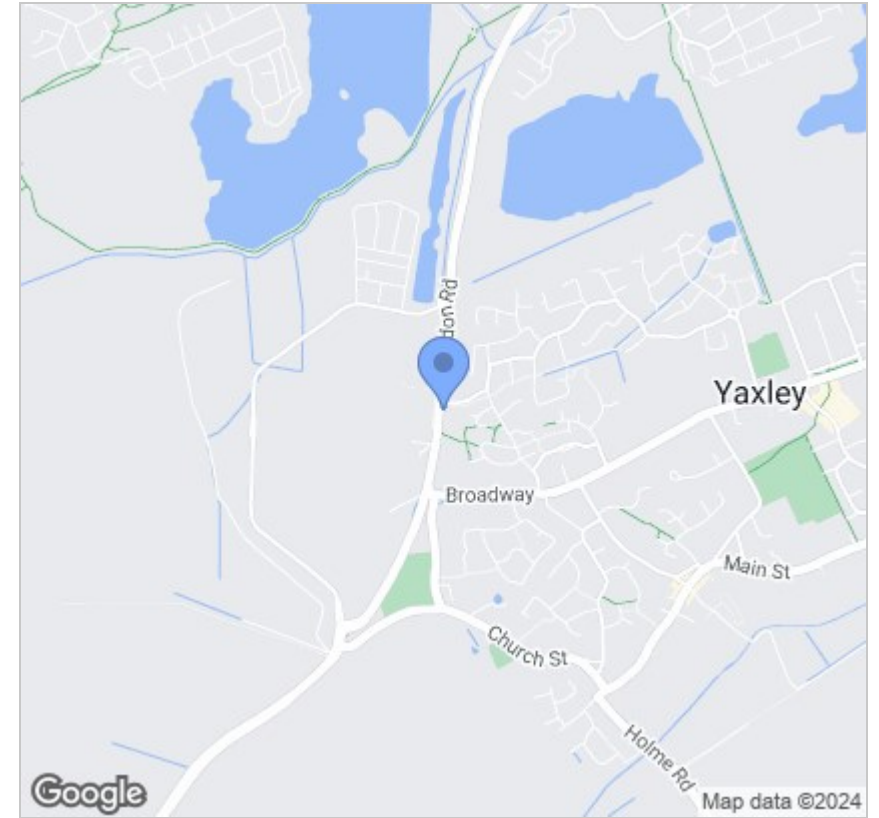
Bathroom
Marble effect LVT tile flooring, three piece suite comprising; Villeroy & Boch bath, wash hand basin and W.C. Large shower cubicle, full height heated towel rail.

Outside
The front of the property is laid to a gravel drive and incorporates a GivEnergy solarport with a GivEnergy EV charger. The driveway leads to a lawn area and modern style tiled entrance area. Side access leads to an enclosed garden laid to lawn with a good size patio seating area.

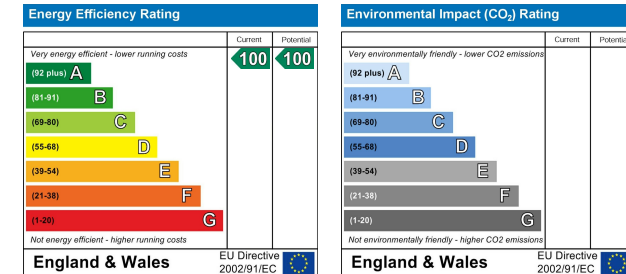
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk