



Guide price £625,000
Shackleton Way, YAXLEY, Peterborough PE7



 **6**
Bedrooms

 **5**
Bathrooms

Pinnacle House, Newark Road | Sales@edward-stuart.co.uk

01733 942000



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This executive, 6 bedroom detached home is a stunning property located in a modern development with picturesque field views. Situated in a sought-after area, the residence is thoughtfully designed that perfectly combines style, luxury, and functionality.

Upon entering the property, you are greeted by a grand entrance hall, which sets the tone for the rest of the home, giving access to the light-filled reception rooms, lead off providing an ideal space for both relaxation and entertainment. The open-plan Kitchen/Breakfast Room/Family area allows for effortless socializing and family gatherings.

The house comprises six well-proportioned bedrooms, three of which are ensuite, offering privacy and comfort for all family members or guests. Bedroom 1 has a walk-in wardrobe and a luxurious ensuite bathroom. Waking up each morning to picturesque field views from the bedroom windows creates a serene and tranquil atmosphere.

Outside, the property offers a beautifully landscaped garden, ide

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Outside, the property offers a beautifully landscaped garden, ideal for outdoor dining, relaxation, or hosting gatherings. The field views at the front provide tranquillity and privacy.

Additionally, the property benefits from a modern development with all the amenities and conveniences one would expect, including excellent transport links, local schools, shopping centres, and recreational facilities.

Entrance Hall 14' 8" x 13' 8" (4.47m x 4.17m)

With stairs to the first floor and doors to all rooms and WC. Radiator and LVT flooring

Living Room 24' 1" x 12' (7.34m x 3.66m)

With UPVC window to the front and double doors to the rear, 2 Radiators and feature fireplace

Dining Room 12' 4" x 12' 2" (3.76m x 3.71m)

With UPVC window to the front and radiator - LVT flooring

Breakfast/Family Room Area 21' 1" x 11' 5" (6.43m x 3.48m)

With UPVC doors to the rear, radiator, tiled floor and sunken spotlights and speakers - open plan to

Kitchen Area 11' 11" x 11' 11" (3.63m x 3.63m)

Fitted base and wall units with worktops over and sink, part tiled walls. Built in double oven with hob and extractor fan. Space for dishwasher and UPVC window to the rear. Sunken spotlights

Utility Room

Fitted units with space for appliances and fitted sink. Composite door to the side and tiled flooring. Wall mounted boiler

First floor

With doors to all rooms, AC and stairs to the second floor

Bedroom 1 13' 5" x 12' 3" (4.09m x 3.73m)

With UPVC window to the front and radiator - door to

Dressing Room 8' 0" x 5' 2" (2.44m x 1.57m)

Fitted storage and door to

Ensuite 10' 4" x 6' 7" (3.15m x 2.01m)

Fitted with WC, Wash hand basin, bath and double shower cubicle. Part tiled walls, heated towel rail and UPVC window to the side

Bedroom 2 11' 11" x 11' 11" (3.63m x 3.63m)

With UPVC window to the front and radiator

Ensuite

Fitted with WC, Wash hand basin and shower cubicle. Part tiled walls and radiator

Bedroom 3 13' 6" x 11' 4" (4.11m x 3.45m)

With UPVC window to the front and radiator

Ensuite

Fitted with WC, Wash hand basin and shower cubicle. Part tiled walls and radiator

Bedroom 4 14' 10" x 13' 1" (4.52m x 3.99m)

With UPVC window to the front and radiator - Fitted wardrobes

Bathroom

Fitted with WC, Wash hand basin, bath with taps and separate shower cubicle. Part tiled walls and radiator - UPVC window to the rear

Second Floor

Landing with access to

Bedroom 6/Games Room 32' 9" x 14' 6" (9.98m x 4.42m)

With 2 radiators, 2 velux windows and cupboard housing data cables and WIFI routers etc

Outside

The house fronts onto a field with park and pond. There is ample parking at the side for 6 leading to the double garage. The rear garden is fully enclosed with a lawn area, mature borders with feature lighting and gated access. There is a decking area and 2 patio areas, outdoor speakers and tap



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TOTAL FLOOR AREA : 2900sq.ft. (269.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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