





welcome to

Aston Close, Yaxley Peterborough

A WELL presented, spacious HOME which offers: entrance hall, lounge, dining room, study, kitchen, utility, downstairs wc, four bedrooms, ensuite to the master, family bathroom, front & rear garden, tandem driveway, garage. MUST be viewed to appreciate.













Entrance Hall

Stairs to first floor with understairs cupboard, cloak cupboard.

Lounge

17' 9" x 11' 9" (5.41m x 3.58m)

Double glazed French doors to the rear, two radiators.

Dining Room

11' 7" x 10' 3" plus bay (3.53m x 3.12m plus bay) Double glazed bay window to the front, radiator.

Study

9' x 7' 6" (2.74m x 2.29m)

Double glazed window to the rear, radiator.

Kitchen

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed window to the rear, sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards. Fitted gas hob with cooker hood & fitted electric oven, plumbing for dishwasher, radiator, fridge freezer space.

Utility

6' 10" x 5' 3" max (2.08m x 1.60m max)

Half glazed door to the side, work surface with plumbing for washing machine below, wall mounted gas central heating boiler, radiator.

Downstairs Wc

Frosted double glazed window to the front, close coupled wc, hand wash basin, radiator.

First Floor Landing

Galleried landing with double glazed window to the front, airing cupboard, access to the loft.

Bedroom 1

14' x 11' 8" (4.27m x 3.56m)

Double glazed window to the rear, radiator, built in wardrobes.

Ensuite

Frosted double glazed window to the side, close coupled wc, hand wash basin, panel bath, shower cubicle, radiator.

Bedroom 2

11' 9" x 9' 6" plus doorway (3.58m x 2.90m plus doorway) Double glazed window to the rear, radiator, built in wardrobe.

Bedroom 3

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to the front, radiator, built in wardrobe.

Bedroom 4

11' x 8' 5" (3.35m x 2.57m)

Double glazed window to the front, radiator.

Family Bathroom

6' 10" x 5' plus doorway (2.08m x 1.52m plus doorway) Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath.

Outside The Property

The front garden is laid to lawn behind a hedged boundary. The driveway can be found to the side & leads to the garage which has an up & over door, power connected and eaves storage space. The rear garden offers a paved patio area and is laid to lawn with a timber storage shed. The garden is enclosed by fencing.





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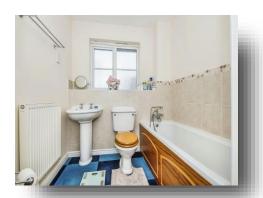
Aston Close, Yaxley Peterborough

- REDUCED FROM £390,000
- entrance hall, lounge, dining room, study
- kitchen, utility, downstairs wc
- four bedrooms, ensuite to master, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: C

offers in excess of

£380,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108114



Property Ref: YXZ108114 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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