



**Aston Close, Yaxley Peterborough PE7 3BF**

**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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welcome to

## 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

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Property Ref:  
YXZ108114 - 0008

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