

Church Walk, Yaxley Peterborough PE7 3YD



welcome to

Church Walk, Yaxley Peterborough

A WELL presented family home, with fields to the rear, offering deceptively spacious accommodation to comprise: entrance hall, lounge, re-fitted kitchen diner, downstairs wc, three bedrooms, bathroom, front and rear gardens, This home must be viewed to appreciate.













Entrance Hall

Stairs to first floor, walk in understairs cupboard, laminate flooring, radiator.

Lounge

11' 5" x 14' 7" (3.48m x 4.45m) Double glazed window to the front, radiator, laminate flooring.

Kitchen Diner

17' 1" x 11' 6" narrowing to 6' 5" (5.21m x 3.51m narrowing to 1.96m) Double glazed window & french doors to the rear, re-fitted to comprise; sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, plumbing for washing machine / dishwasher, recessed fridge freezer space, fitted electric oven & hob.

Side Lobby

Half glazed door to the side, work surface with fitted shelving.

First Floor Landing

Double glazed window to the side, laminate flooring, laundry cupboard.

Bedroom 1

11' 7" x 14' 8" (3.53m x 4.47m) Double glazed window to the front, radiator, laminate flooring.

Bedroom 2

11' 7" x 8' 7" plus doorway (3.53m x 2.62m plus doorway) Double glazed window to the rear, radiator, laminate flooring.

Bedroom 3

 8^{\prime} $8^{\prime\prime}$ x 7 $^{\prime\prime}$ 2" (2.64m x 2.18m) Double glazed window to the rear, radiator, laminate flooring.

Bathroom Frosted double glazed window to the side, close



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coupled wc, hand wash basin set into vanity unit, radiator / towel radiator.

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Church Walk, Yaxley Peterborough

- entrance hall, lounge •
- kitchen diner
- downstairs wc
- three bedrooms, bathroom
- gardens with fields to the rear ٠

Tenure: Freehold EPC Rating: C

offers in excess of

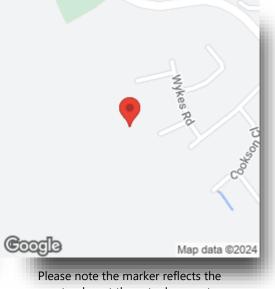
£250,000





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postcode not the actual property



Property Ref: YXZ108110 - 0008

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