



Blenheim Way, Yaxley Peterborough PE7 3YB

welcome to

Blenheim Way, Yaxley Peterborough

A well presented, extended home, set on a pleasant corner plot and offering deceptively spacious accommodation to comprise: entrance lobby, kitchen breakfast room, lounge, re-fitted & re-modelled bathroom, three bedrooms, dressing room / office space, tandem driveway, gardens.



Entrance Lobby

Radiator, fitted storage unit, door to kitchen breakfast room.

Kitchen Breakfast Room

10' 5" x 9' 10" (3.17m x 3.00m)

Double glazed windows to the front & side, sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards, double height pantry cupboard, plumbing for washing machine, tiled flooring.

Inner Hallway

Access to the loft, boiler cupboard housing wall mounted gas central heating combi boiler, access to the loft, doors to lounge, bedrooms 1 & 2 & bathroom.

Lounge

16' 3" x 11' 5" (4.95m x 3.48m)

Double glazed bifolding doors to the rear, radiator, solid vinyl wood grain flooring, door to dressing area / home office, through to rear hallway.

Rear Hallway

Door to bedroom 1

Bedroom 1

11' 3" plus recess x 9' 3" (3.43m plus recess x 2.82m)

Two double glazed windows to the side and two Velux windows to the side, vaulted ceiling, electric panel heater, leading through to dressing room / home office.

Dressing Room / Home Office

16' 6" x 7' 10" (5.03m x 2.39m)

Double glazed window to the front, radiator, door to lounge.

Bedroom 2

12' 9" x 8' 11" inc wardrobes & book shelf (3.89m x 2.72m inc wardrobes & book shelf)

Double glazed window to the front, radiator, range of fitted wardrobes & fitted bookshelf unit.

Bedroom 3

9' 5" x 6' 10" (2.87m x 2.08m)

Double glazed window to the front, radiator.

Bathroom

Frosted double glazed window to the side, re-fitted & re-modelled to comprise: concealed cistern wc, hand wash basin with adjacent work surfaces and range of fitted storage cupboards below, integrated laundry bin, tiled panel bath with dual head shower & screen, tiled walls, radiator / towel rail, tiled flooring with under floor heating.

Outside The Property

The property site on a pleasant corner plot with open plan garden to the front & side which is laid to stone chippings. There is a tandem length tarmac driveway to the side of the property.

The rear garden offers a paved patio with outside tap and is laid to artificial grass with side borders laid to stone chippings. There is a timber storage shed and the garden is enclosed by fencing & walling with gated access.

Agents Note

Under section 21 of the Estate Agents Act, we are obliged to inform all interested parties that the Vendor is an employee of the Connells Group of companies.



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welcome to

Blenheim Way, Yaxley Peterborough

- entrance lobby
- kitchen breakfast room, lounge, re-fitted bathroom
- three bedrooms, dressing room / office space
- low maintenance gardens
- tandem driveway

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108266 - 0008

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