





# welcome to

# **Dundee Crest Broadway, Yaxley PETERBOROUGH**

A WELL proportioned family HOME which is set in a pleasant location & is offered for sale with no onward chain. The accommodation comprises: entrance hall, lounge, kitchen breakfast room, conservatory with utility area, family room / ground floor bedroom, bathroom, two bedrooms













#### **Entrance Hall**

Radiator, laminate flooring, stairs to first floor with understairs cupboard.

# Lounge

17' 1" x 11' 1" inc chimney breast ( 5.21m x 3.38m inc chimney breast )

Double glazed window to the front, two radiators, laminate flooring, feature fire place.

#### Kitchen

11' 3" x 15' 1" ( 3.43m x 4.60m )

Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric ovens, plumbing for dishwasher, tiled floor.

# Conservatory

13' x 7' 2" ( 3.96m x 2.18m )

Of upvc & double glazed construction with tiled flooring & doors to utility area & garden.

# **Utility Area**

6' 5" x 7' 1" ( 1.96m x 2.16m ) Sink drainer set into work surface.

# Family Room / Bedroom 3

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window to the front, radiator,

#### **Bathroom**

Frosted double glazed window to the rear, radiator, close coupled wick, hand wash basin, panel bath with shower over.

# **First Floor Landing**

Two laundry cupboards, access to the loft, boiler cupboard housing gas central heating combination boiler.

# **Bedroom 1**

11' 2" x 9' 9" max ( 3.40m x 2.97m max )

Double glazed window to the front, radiator, fitted wardrobe & further eaves storage cupboard. Part sloped ceiling.

#### **Bedroom 2**

11' x 11' 1" ( 3.35m x 3.38m )

Double glazed window to the rear, radiator, eaves storage cupboard, part sloping ceiling.

# **Outside The Property**

The front garden is laid to gravel behind fencing. To the rear, the garden is of a low maintenance design, largely paved & laid to artificial lawn with a rear driveway leading to the garage which has approximate dimensions of 15 ft 9 in x 8 ft 4 in with an up & over door and window & door to the front.





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# **Dundee Crest Broadway, Yaxley PETERBOROUGH**

- REDUCED FROM £240,000
- entrance hall, lounge, kitchen, conservatory, utility area
- downstairs bedroom / family room
- bathroom, two first floor bedrooms
- gardens, garage, no onward chain

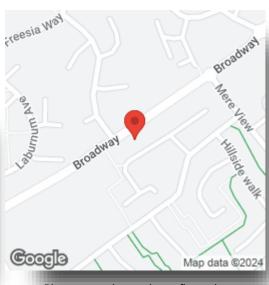
Tenure: Freehold EPC Rating: D

# £230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108261



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