

Violet Way, Yaxley Peterborough PE7 3WE

william h brown

welcome to

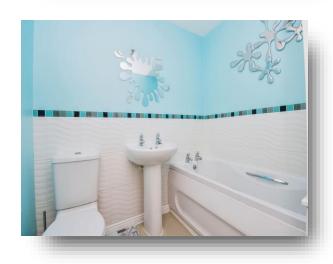
Violet Way, Yaxley Peterborough

A very WELL presented family home which offers versatile accommodation over three floors to comprise: entrance hall, lounge, kitchen breakfast room, downstairs wc, three bedrooms, ensuite and family bathroom to the first floor and a further generous bedroom to the second floor!!!

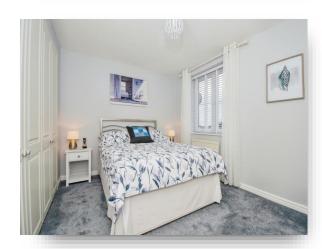












Entrance Hall

Cloak cupboard, radiator, stairs to first floor.

Lounge Diner

17' 5" \times 11' 6" extending to 14' 10" ($5.31m \times 3.51m$ extending to 4.52m)

Double glazed windows & French doors to the rear, two radiators, understairs cupboard.

Kitchen Breakfast Room

11' 5" x 8' (3.48m x 2.44m)

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob with electric oven, fridge freezer space, plumbing for washing machine / dishwasher ,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

Radiator, doors to bedrooms & bathroom.

Bedroom 1

9' x 11' 6" (2.74m x 3.51m)

Double glazed window to the front, radiator, built in wardrobes

Ensuite

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

Bedroom 2

7' 10" x 10' 9" (2.39m x 3.28m) Double glazed window to the rear, radiator.

Bedroom 3

 $8' 8'' \times 6' 9'' (2.64 \text{m} \times 2.06 \text{m})$ Double glazed window to the rear, radiator.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m) Close coupled wc, hand wash basin, panel bath, radiator.

Second Floor

Bedroom 4

20' 6" plus bay x 11' 7" max (6.25m plus bay x 3.53m max) Double glazed window to the front, two radiators, part sloped ceiling.

Outside The Property

The rear garden offers a paved patio area and is laid further to gravel. The garden is enclosed by fencing and walling and there is a side courtesy door into the garage.





welcome to

Violet Way, Yaxley Peterborough

- entrance hall, lounge
- kitchen breakfast room
- downstairs wc. four bedrooms
- ensuite, family bathroom
- gardens, garage

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000







Sing and Play Peterborough Tolet Way Coords Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108276



Property Ref: YXZ108276 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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