



Violet Way, Yaxley Peterborough PE7 3WE

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" x 11' 6" extending to 14' 10" (5.31m x 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" x 6' 9" (2.64m x 2.06m)

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108276 - 0012

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