



**Daimler Avenue, Yaxley Peterborough PE7 3AU**

**welcome to**

**Daimler Avenue, Yaxley Peterborough**

A well presented family home set in a sought after location & offering: entrance hall, lounge, dining room, study, kitchen breakfast room, utility, downstairs wc, four bedrooms, ensuite to the master, family bathroom, gardens to front & rear, double garage & no onward chain.



### **Entrance Hall**

Radiator, stairs to first floor.

### **Lounge**

17' 5" x 10' 11" ( 5.31m x 3.33m )

Double glazed windows to front & side, sliding double glazed doors to the rear, two radiators.

### **Dining Room**

10' 6" x 9' 9" ( 3.20m x 2.97m )

Double glazed window to the side, radiator.

### **Study**

10' 3" x 7' 6" ( 3.12m x 2.29m )

Double glazed window to the front, radiator.

### **Kitchen Breakfast Room**

13' x 10' 1" ( 3.96m x 3.07m )

Double glazed windows to side & rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven, plumbing for dishwasher, radiator.

### **Side Lobby**

Half glazed door to the side, door to utility.

### **Utility**

6' 6" x 5' 9" ( 1.98m x 1.75m )

Double glazed window to the side, plumbing for washing machine, wall mounted gas central heating boiler.

### **First Floor Landing**

Galleried landing with double glazed window to the side, access to loft, doors to bedrooms & bathroom.

### **Bedroom 1**

17' 6" x 7' 2" extending to 11' 5" ( 5.33m x 2.18m extending to 3.48m )

Double glazed windows to the front & rear, radiator, built in wardrobe.

### **Ensuite**

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

### **Bedroom 2**

13' 6" x 9' 7" ( 4.11m x 2.92m )

Double glazed windows to the rear & side, radiator.

### **Bedroom 3**

9' 6" x 8' 7" plus wardrobes ( 2.90m x 2.62m plus wardrobes )

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

### **Bedroom 4**

10' 8" x 7' 7" max ( 3.25m x 2.31m max )

Double glazed window to the side, radiator.

### **Family Bathroom**

Frosted double glazed window to the side, panel bath, close coupled wc, hand wash basin, radiator.

### **Outside The Property**

The double width driveway lies to the rear and leads to the double garage which has twin up & over doors and a side courtesy door. The rear garden offers a paved patio area and is laid to lawn, enclosed by fencing & walling.



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welcome to

Awaiting Photograph

## Daimler Avenue, Yaxley Peterborough

- lounge, dining room, study
- kitchen, utility, downstairs wc
- four bedrooms
- ensuite to master, family bathroom
- gardens, double garage, driveway, Council Tax Band E

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

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