



**Broadway, Yaxley Peterborough PE7 3NT**



**welcome to**

**Broadway, Yaxley Peterborough**

A well proportioned extended home which offers ideal family accommodation, set on a non estate plot in this popular location. Of special interest is the 34ft workshop to the rear of the property along with a driveway providing parking for several vehicles.



### **Entrance Hall**

Stairs to first floor, radiator, understairs storage cupboard.

### **Lounge**

11' 11" inc chimney breast x 9' 11" plus bay ( 3.63m inc chimney breast x 3.02m plus bay )  
Double glazed bay window to the front, radiator, feature fire place. Archway to dining room.

### **Dining Room**

12' 1" x 11' ( 3.68m x 3.35m )  
Archway from the lounge, radiator.

### **Kitchen Diner**

16' 7" x 12' 9" ( 5.05m x 3.89m )  
Double glazed windows to the side & rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, peninsula unit, plumbing for washing machine & dishwasher, gas cooker point, tiled flooring, radiator.

### **Conservatory**

15' 1" x 8' 6" max ( 4.60m x 2.59m max )  
Of brick & double glazed construction with tiled flooring, radiator, wall mounted gas central heating boiler.

### **Bathroom**

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

### **First Floor Landing**

Doors to:

#### **Bedroom 1**

10' x 15' 3" max ( 3.05m x 4.65m max )  
Double glazed window to the front radiator, overstairs storage cupboard / wardrobe.

#### **Ensuite Shower**

Frosted double glazed window to the front, shower cubicle.

#### **Bedroom 2**

10' 11" x 10' 7" ( 3.33m x 3.23m )  
Double glazed window to the rear, radiator.

#### **Bedroom 3**

7' 6" x 7' 8" ( 2.29m x 2.34m )  
Double glazed window to the rear, radiator, access to the loft.

### **Outside The Property**

The front garden is screened by hedging to the front with the driveway extending alongside the property & leading to the workshop.  
The workshop has approximate dimensions of 34 ft 8 in x 12 ft max and has an electric roller door, power & light connected and windows to the side & rear.  
The rear garden offers a greenhouse and various beds & backs onto a playing field to the rear which is locked in between uses.

### **Note**

This property benefits from a Solar Panel installation. The solar panels are owned outright and there is an additional battery storage facility.



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## Broadway, Yaxley Peterborough

- Entrance hall, lounge
- dining room, bathroom
- three bedrooms
- non estate location with 34 ft workshop
- council tax band B

Tenure: Freehold EPC Rating: D

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108533 - 0003

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