



**Ferndale, Yaxley Peterborough PE7 3ZQ**



**welcome to**

## **Ferndale, Yaxley Peterborough**

A well presented family home which is set in a pleasant location on this popular estate. This home offers spacious accommodation for the whole family, with benefits to include a study, conservatory, ensuite to the master & double garage. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon. The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.



### **Entrance Hall**

Radiator, stairs to first floor.

### **Lounge**

15' 5" x 12' 6" ( 4.70m x 3.81m )

Double glazed window to the front, radiator, gas fire with mantle & surround.

### **Study**

9' 1" x 9' 2" ( 2.77m x 2.79m )

Double glazed window to the front, radiator.

### **Conservatory**

10' 9" x 8' 7" ( 3.28m x 2.62m )

Of brick & double glazed construction with tiled floor, electric heater & doors to the side.

### **Kitchen Diner**

24' 2" x 10' 7" ( 7.37m x 3.23m )

Double glazed window & sliding double glazed door to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric double oven, fitted fridge freezer, tiled flooring.

### **Utility**

8' 9" x 5' 1" ( 2.67m x 1.55m )

Half double glazed door to the rear, sink drainer set into work surface with plumbing for washing machine & dishwasher below, radiator, wall mounted gas central heating boiler.

### **Downstairs Wc**

Frosted double glazed window to the side, hand wash basin set into vanity, close coupled wc, radiator.

### **Bedroom 1**

17' 10" x 12' 7" ( 5.44m x 3.84m )

Two double glazed windows to the front, radiator, built in wardrobes.

### **Ensuite**

Frosted double glazed window to the side, concealed cistern wc, hand wash basin, double shower cubicle, radiator.

### **Bedroom 2**

13' 4" x 9' 7" ( 4.06m x 2.92m )

Double glazed window to the front, radiator.

### **Bedroom 3**

14' 7" x 10' 3" ( 4.45m x 3.12m )

Double glazed windows to the rear, radiator.

### **Bedroom 4**

10' 1" x 8' 5" ( 3.07m x 2.57m )

Double glazed window to the rear, radiator.

### **Family Bathroom**

Frosted double glazed window to the rear, concealed cistern wc, hand wash basin, panel bath with shower & screen, radiator.

### **Outside The Property**

The driveway leads to the double garage which has approximate internal dimensions of 15ft 11in x 17ft 1in & has twin up & over doors, power connected & a rear courtesy door.

The rear garden offers a paved patio area with outside tap & is laid to lawn with established borders. There is a timber storage shed & the garden is enclosed by fencing & walling.



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## Ferndale, Yaxley Peterborough

- entrance hall, lounge
- kitchen diner, study
- utility, downstairs wc
- four bedrooms, ensuite to master, family bathroom
- council tax band E

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**