



Broadway, Yaxley Peterborough PE7 3NT

welcome to

Broadway, Yaxley Peterborough

An individually built detached family home which was constructed during 1994 & set in a pleasant non estate location in this well regarded part of the Village. This unique home offers spacious, flexible accommodation with luxuries such as downstairs wc, ensuite to the master bedroom, a conservatory and out door heated swimming pool with entertainment area. Only by viewing can one fully appreciate this property.



Entrance Lobby

With double doors through to the entrance hall.

Entrance Hall

laminated flooring, radiator, double cloak cupboard.

Lounge

16' 3" x 11' 8" plus bay (4.95m x 3.56m plus bay)
Double glazed window to the front, radiator, tiled flooring, elevated inset gas fire.

Kitchen

14' 6" x 13' 1" (4.42m x 3.99m)
Double glazed windows to the sides & stable type door to the side. Sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards. Fitted electric hob, oven, microwave & wine cooler, dishwasher & fridge freezer. Tiled flooring,

Utility

5' 8" x 8' (1.73m x 2.44m)
Sink drainer set into work surface, plumbing for washing machine, central heating boiler, tiled flooring.

Family Room

14' 7" x 9' 10" (4.45m x 3.00m)
Sliding double; glazed door to the side, tiled flooring, radiator.

Dining Room

14' 7" x 11' 8" (4.45m x 3.56m)
Sliding double glazed door to conservatory, two radiators, tiled flooring.

Conservatory

12' 1" x 12' 3" max (3.68m x 3.73m max)
Brick & double glazed construction, tiled flooring, two radiators, double doors to the garden.

Shower Room / Wc

Frosted double glazed window to the side, tiled flooring, tiled shower enclosure, hand wash basin with cupboards below, close coupled wc, radiator.

First Floor Landing

Double glazed window to the rear on half landing, further galleried landing with double glazed window to the side, radiator, double airing cupboard, access to the loft, radiator.

Bedroom 1

11' 9" x 9' 8" (3.58m x 2.95m)
Double glazed window to the front, cast style radiator, laminated flooring, built in wardrobes.

Dressing Area Ensuite

Frosted double glazed window to the side, radiator / towel rail, close coupled wc, hand wash basin, walk in shower with sliding door.

Bedroom 2

14' 8" x 8' 10" plus doorway (4.47m x 2.69m plus doorway)
Double glazed window to the rear, radiator, built in wardrobe.

Bedroom 3

11' x 9' (3.35m x 2.74m)
Velux style window to the side, radiator, laminated flooring.

Bedroom 4

8' 5" x 11' 9" (2.57m x 3.58m)
Double glazed window to the front, radiator, laminated flooring.

Family Bathroom

Re-fitted to comprise: hand wash basin, stepped tile panel bath, fully tiled walls & flooring, radiator / towel rail.

Outside The Property

The frontage is laid to block paving which extends alongside the house to provide a driveway leading to the rear. This leads to the detached garage within which there is a shower room for use with the pool, the pool pump room and a games / leisure room upstairs.
To the rear of the garage there is a further paved area with a heated swimming pool, covered entertaining area, outside lighting & power points.



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welcome to

Broadway, Yaxley Peterborough

- lounge, dining room, family room
- conservatory, kitchen, utility, downstairs wc
- four bedrooms, ensuite & dressing room to the master
- swimming pool & outside entertainment area
- garage & multi car driveway

Tenure: Freehold EPC Rating: D

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108534 - 0004

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