

Broadway, Yaxley Peterborough PE7 3NT

welcome to

Broadway, Yaxley Peterborough

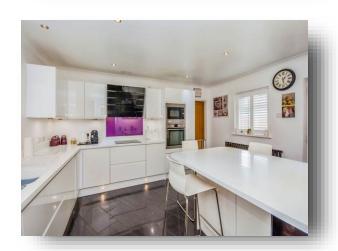
A spacious, individually built family home which is presented to a high standard, offering accommodation to comprise: entrance hall, lounge, dining room, family room, conservatory, kitchen, utility, downstairs wc, four bedrooms, ensuite and dressing room to master, bathroom, swimming pool & garage!













Entrance Lobby

With double doors through to the entrance hall.

Entrance Hall

laminate 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, laminate 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, laminate flooring.

Bedroom 4

8' 5" x 11' 9" ($2.57m \times 3.58m$) Double glazed window to the front, radiator, laminate 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.





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

£490,000







Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ108534



Property Ref: YXZ108534 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk

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.