



**Marconi Drive, Yaxley PETERBOROUGH PE7 3ZR**



**welcome to**

**Marconi Drive, Yaxley PETERBOROUGH**

A well-presented, spacious family home which offers accommodation to comprise: entrance hall, lounge, kitchen diner, study, conservatory, downstairs wc, four bedrooms, ensuite to the master, family bathroom, gardens, double garage and driveway & parking for multiple vehicles!!!





**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Lounge**

18' 6" x 11' 2" ( 5.64m x 3.40m )

**Conservatory**

13' 1" x 10' 10" max ( 3.99m x 3.30m max )

**Study**

7' 6" x 6' 11" ( 2.29m x 2.11m )

**Kitchen Diner**

**Kitchen Area**

16' 6" x 11' 2" ( 5.03m x 3.40m )

**Dining Area**

11' 1" x 8' 4" ( 3.38m x 2.54m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

14' 7" x 11' 5" ( 4.45m x 3.48m )

**Ensuite**

**Bedroom 2**

11' 4" x 7' 11" ( 3.45m x 2.41m )

**Bedroom 3**

7' 2" x 11' 4" ( 2.18m x 3.45m )

**Bedroom 4**

7' 9" x 11' 2" ( 2.36m x 3.40m )

**Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Marconi Drive, Yaxley PETERBOROUGH

- Lounge, kitchen diner
- study, conservatory., downstairs wc
- four bedrooms, ensuite to the master
- family bathroom, double garage
- popular estate location

Tenure: Freehold EPC Rating: C

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108577](https://www.williamhbrown.co.uk/Property/YXZ108577)



Property Ref:  
YXZ108577 - 0008

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