



Ferndale, Yaxley Peterborough PE7 3ZW



welcome to

Ferndale, Yaxley Peterborough

A very well-presented family home which offers accommodation over three floors to comprise: entrance hall, lounge, dining room, kitchen, conservatory, utility, six bedrooms, family bathroom, ensuite to the master bedroom, gardens, double garage, driveway.



Entrance Hall

Radiator, stairs to first floor.

Lounge

22' 8" x 11' 1" (6.91m x 3.38m)

Window to the front & sliding door to the rear, radiator, engineered wooden flooring.

Dining Room

11' 3" x 10' 10" (3.43m x 3.30m)

Window to the front, radiator, engineered wooden flooring.

Conservatory

11' 5" x 17' max (3.48m x 5.18m max)

Of brick & glazed construction with vertical radiator, porcelain tiled flooring.

Kitchen

11' x 10' 8" (3.35m x 3.25m)

Window to the rear, sink drainer in quartz work surface, further matching work surfaces with cupboards below & range of wall mounted storage cupboards, Fitted dishwasher, fridge freezer, Ringmaster dual fuel oven with 5 ring gas hob, breakfast bar, gas central heating boiler.

Utility

6' 8" x 6' 5" (2.03m x 1.96m)

Door to conservatory, Sink drainer set into Quartz work surface with plumbing for washing machine beneath, plumbing for washing machine, radiator.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Airing cupboard.

Bedroom 1

11' 1" x 13' 4" (3.38m x 4.06m)

Window to the front, radiator, built in wardrobes.

Ensuite

Frosted window to the front, close coupled wc, hand wash basin, shower cubicle, tiled flooring.

Bedroom 2

10' 11" x 13' 8" (3.33m x 4.17m)

Window to the front radiator.

Bedroom 3

8' 10" x 8' 9" plus doorway (2.69m x 2.67m plus doorway)

Window to the rear, radiator.

Bedroom 4

11' 2" x 6' 10" max (3.40m x 2.08m max)

Window to the rear, radiator,

Bathroom

Frosted window to the rear, close coupled wc, hand wash basin, panel path with shower mixer tap.

Second Floor Landing

Bedroom 5

10' 11" max x 17' 11" max (3.33m max x 5.46m max)

Velux style window, radiator, laminate flooring, eaves storage, built in wardrobe, sloping ceiling.

Bedroom 6

11' 2" x 18' (3.40m x 5.49m)

Velux style window, radiator, sloping ceiling.

Bathroom

Velux style window, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator.

Outside The Property

The double width tarmac driveway leads to the double garage which has twin up & over doors and power connected with eaves storage which is boarded. The rear garden is laid largely to lawn with timber decked seating, an ornamental raised fishpond and outside tap. The garden is enclosed by fencing.



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welcome to

Ferndale, Yaxley Peterborough

- entrance hall, lounge
- dining room, conservatory
- kitchen, utility, downstairs wc
- six bedrooms, ensuite, family bathroom
- gardens, double garage, driveway, gardens

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108485 - 0003

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