



**Whitney Drive, Yaxley Peterborough PE7 3EF**

**welcome to**

## **Whitney Drive, Yaxley Peterborough**

A well presented family home, set in a pleasant location & offering: entrance hall, lounge, dining room, kitchen breakfast room, utility, downstairs wc, four bedrooms, ensuite to master, family bathroom, front & rear gardens, garage & driveway. Must be viewed to fully appreciate.







**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

10' 8" x 13' 3" ( 3.25m x 4.04m )

### Dining Room

10' 10" x 9' 10" ( 3.30m x 3.00m )

### Kitchen Breakfast Room

20' 3" x 9' 6" ( 6.17m x 2.90m )

### Utility

5' 3" x 6' 1" ( 1.60m x 1.85m )

### Downstairs Wc

### First Floor Landing

### Bedroom 1

13' x 11' 5" max ( 3.96m x 3.48m max )

### Ensuite

### Bedroom 2

9' 4" x 9' 8" ( 2.84m x 2.95m )

### Bedroom 3

11' 5" x 8' 2" plus radiator ( 3.48m x 2.49m plus radiator )

### Bedroom 4

8' 2" x 7' 9" ( 2.49m x 2.36m )

### 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)

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## **Whitney Drive, Yaxley Peterborough**

- entrance hall, lounge
- dining room, kitchen breakfast room
- downstairs wc, four bedrooms
- ensuite to master, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: B

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ108937](https://williamhbrown.co.uk/Property/YXZ108937)



Property Ref:  
YXZ108937 - 0003

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