

Briar Court, Yaxley Peterborough PE7 3GL



welcome to

Briar Court, Yaxley Peterborough

A modern, well presented family home which offers; entrance hall, lounge, study, dining room, kitchen breakfast room, downstairs wc, four bedrooms, ensuite to master, family bathroom, garden, garage & driveway.

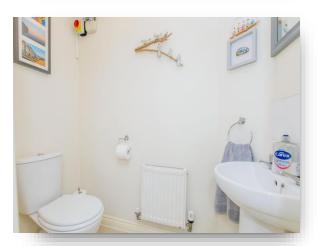
















Ground Floor

First Floor

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

Entrance Hall

Lounge

13' 6" x 15' 6" (4.11m x 4.72m)

Dining Room

10' 7" x 9' 9" (3.23m x 2.97m)

Study

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

Kitchen Breakfast Room

15' 9" x 12' 8" (4.80m x 3.86m)

Downstairs Wc

First Floor Landing

Bedroom 1

11' 4" x 13' max (3.45m x 3.96m max)

Ensuite

Bedroom 2

10' 10" x 12' 1" (3.30m x 3.68m)

Ensuite

Bedroom 3

9' 3" x 9' 11" (2.82m x 3.02m)

Bedroom 4

9' 8" x 8' 10" (2.95m x 2.69m)

Family Bathroom

Outside The Property

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- entrance hall, lounge
- dining room, study
- kitchen breakfast room, downstairs wc
- four bedrooms, two ensuites, family bathroom
- garden, garage & driveway

Tenure: Freehold EPC Rating: B

£340,000







Sing and Play Peterborough Tolet Way Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109010



Property Ref: YXZ109010 - 0002

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