



**Scott Drive, Yaxley Peterborough PE7 3AD**

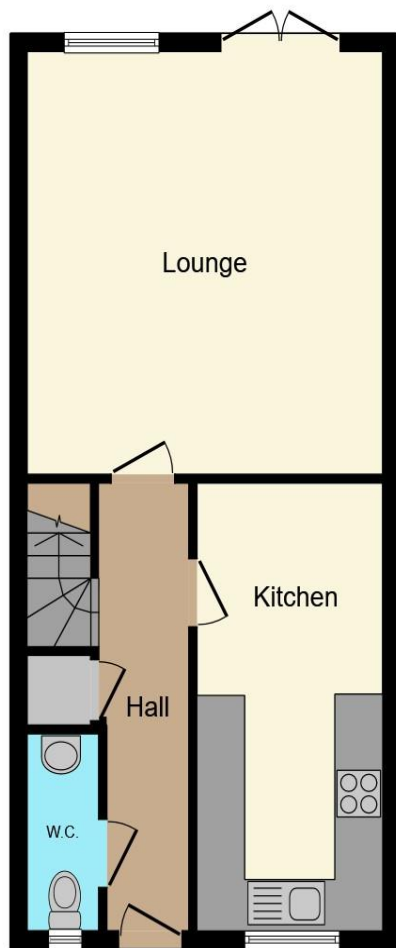


**welcome to**

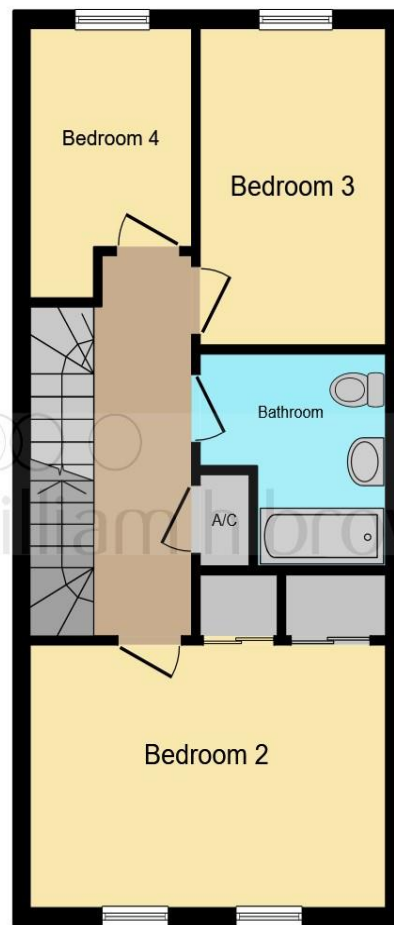
## **Scott Drive, Yaxley Peterborough**

A modern town house set in a pleasant position on this well regarded development. This home offers well proportioned accommodation spread over three floors and has the benefits of an ensuite to the master bedroom, downstairs wc pleasant garden and allocated parking to the front, thereby providing flexible accommodation for the growing family.

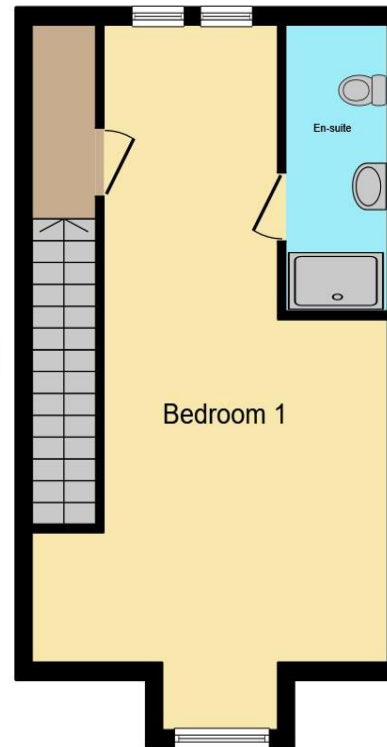




**Ground Floor**



**First Floor**



**Second Floor**

## Entrance Hall

## Lounge

17' 2" x 14' 7" ( 4.93m x 4.45m )

## Kitchen/Diner

17' 10" x 7' 6" ( 5.44m x 2.29m )

## Downstairs Wc

## First Floor Landing

## Bedroom 2

14' 7" x 8' 7" ( 4.45m x 2.62m )

## Bedroom 3

12' 2" x 7' 5" ( 3.71m x 2.26m )

## Bedroom 4

6' 10" x 10' 4" max ( 2.08m x 3.15m max )

## Family Bathroom

## Second Floor Landing

## Bedroom 1

24' 5" x 11' 9" narrowing to 6' 7" ( 7.44m x 3.58m narrowing to 2.01m )

## Ensuite

## Outside The Property

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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## Scott Drive, Yaxley Peterborough

- Well presented town house
- Lounge
- Kitchen/Diner
- Downstairs Cloakroom
- Four bedrooms, ensuite to master, family bathroom
- Garden & parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YXZ109006 - 0007

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