



**Broadway, Yaxley Peterborough PE7 3NR**



## welcome to

### Broadway, Yaxley Peterborough

- entrance hall, lounge
- dining room, kitchen breakfast room
- utility, downstairs wc
- four good sized bedrooms, ensuite, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£475,000**

A very well proportioned, deceptively spacious family home which is set in a pleasant non estate location towards the edge of the Village of Yaxley. This home was purchased brand new by the Seller and was constructed in 2016 by a bespoke local building company, designed to offer bright & airy accommodation for the whole family, which must be viewed to appreciate.

#### Entrance Hall

#### Lounge

13' 3" x 13' 10" plus bay ( 4.04m x 4.22m plus bay )

#### Dining Room

13' 2" x 9' 4" ( 4.01m x 2.84m )

#### Kitchen Breakfast Room

17' 8" x 7' 7" extending to 11' 4" ( 5.38m x 2.31m extending to 3.45m )

#### Utility Room

5' 3" x 3' 9" ( 1.60m x 1.14m )

#### Downstairs Wc

#### First Floor Landing

#### Bedroom 1

16' x 11' 5" ( 4.88m x 3.48m )

#### Ensuite

#### Bedroom 2

13' x 11' 9" ( 3.96m x 3.58m )

#### Bedroom 3

13' x 8' 10" ( 3.96m x 2.69m )

#### Bedroom 4

10' 6" max x 9' 6" ( 3.20m max x 2.90m )

#### Family Bathroom

#### Outside The Property

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#### Property Ref:

YXZ109027 - 0003

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