



Riley Close, Yaxley Peterborough PE7 3QD

welcome to

Riley Close, Yaxley Peterborough

A well-presented detached family home which is situated on a pleasant location on the popular Ferndale estate in Yaxley. This home offers well-proportioned accommodation with further benefits such as a garage, conservatory, and ensuite to the master bedroom. In our opinion, this property would make a great family home and must be viewed to appreciate. Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large village, to include well-regarded schooling, award winning doctor's surgery, as well as dentists, supermarkets, and a range of pubs & restaurants. Main line rail links to London King's Cross are available from Peterborough & nearby Huntingdon.



Entrance Hall

Radiator, stairs to the first floor with understairs storage.

Downstairs Wc

Frosted window to the front, radiator, hand wash basin, close coupled toilet.

Lounge

12' 1" EX BAY x 13' 3" (3.68m EX BAY x 4.04m)
Bay window to the front, radiator, electric fireplace.

Kitchen / Diner

8' 8" x 20' 7" (2.64m x 6.27m)
Window to the rear, sliding door into conservatory, radiator. Sink drainer set into work surface with further work surfaces and a range of wall mounted storage cupboard and additional cupboards below. Electric oven with induction hob and cooker hood, space for fridge/freezer.

Utility

Door to the side, radiator, sink drainer set into work surface. Space for washing machine & wall mounted boiler.

Conservatory

9' 6" x 9' 4" (2.90m x 2.84m)
French doors to the rear garden, tiled flooring.

First Floor Landing

Access to the loft, airing cupboard.

Bedroom 1

10' 3" x 13' 3" (3.12m x 4.04m)
Window to the front, radiator, built in wardrobes.

Ensuite

Frosted window to the side, radiator, shower cubicle, close coupled toilet, hand wash basin.

Bedroom 2

10' 5" x 9' (3.17m x 2.74m)
Window to the rear, radiator, built in wardrobes.

Bedroom 3

7' 10" x 14' MAX (2.39m x 4.27m MAX)
Window to the front, radiator.

Bedroom 4

6' 8" x 10' 1" (2.03m x 3.07m)
Window to the front, radiator.

Bathroom

Frosted window to the front, radiator, panel bath with shower and screen, hand wash basin, close coupled toilet.

Outside The Property

The front garden is laid to gravel with small bushes. The driveway is suitable for side-by-side parking and leads to the single garage which has an up & over door, and has both power and lighting. The rear garden is enclosed by fencing with a side access gate. It is mainly laid to lawn, but also made up of bushes and small trees, giving the property plenty of privacy. There is a patio area as well as gravel, and houses a shed for extra storage.



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welcome to

Riley Close, Yaxley Peterborough

- Lounge & Conservatory
- Kitchen/Diner
- Downstairs WC & Utility Room
- Four Bedrooms
- Ensuite & Family Bathroom
- Front & Rear Gardens
- Garage & Driveway
- Popular Estate

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

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109251 - 0005

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