



Briar Court, Yaxley PETERBOROUGH PE7 3GL

welcome to

Briar Court, Yaxley PETERBOROUGH

This Show Home Detached House in the village of Yaxley located in a small cul De sac location is a must be viewed, Comprising of Hallway, Downstairs Cloakroom, Study, Dining Room, Refitted Kitchen/Breakfast Room with Island, Four Bedrooms with Two ensembles & Family Bathroom. Outside the rear landscaped garden is South Facing with Low maintenance garden with shrubs and premium artificial lawn and a large driveway to side leading to a single detached garage and EV point.



Entrance Hallway

Stairs to the first floor and landing.

Cloakroom

Fitted with a two piece suite, Extractor fan, ceramic tiled flooring. radiator

Study

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

Window to the front, single radiator.

Lounge

14' 9" x 13' 6" (4.50m x 4.11m)

French doors to the rear aspect, Window to side , single radiator, TV Point

Dining Room

10' 7" x 9' 8" (3.23m x 2.95m)

Windows to the front and side aspect, single radiator.

Kitchen Breakfast Room

15' 10" x 12' 7" (4.83m x 3.84m)

French doors and windows to the rear aspect, fitted with a range of base, drawer and eye level units with quartz worktops and splashbacks, integrated dishwasher, fridge freezer and washing machine, gas hob with extractor over and double oven, eco bin drawer, one and a half bowl sink, cabinet under lighting and Island in the centre with storage under cabinets.

First Floor And Landing

loft access, airing cupboard.

Principal Bedroom

11' 6" x 10' 10" (3.51m x 3.30m)

Window to rear aspect, built in wardrobe, single radiator, door to:

En-Suite

Window to the rear aspect, fitted with a three piece suite comprising shower cubicle with power shower over, pedestal wash hand basin and low level WC, single radiator, extractor fan.

Bedroom Two

12' 10" x 11' 4" (3.91m x 3.45m)

Window to the front aspect, built in wardrobe with over head storage, single radiator.

En-Suite

Window to the front aspect, fitted with a three piece suite comprising shower cubicle with power shower over, wash hand basin and WC, single radiator, extractor fan.

Bedroom Three

11' x 9' 11" (3.35m x 3.02m)

Windows to the front and side aspect, single radiator.

Bedroom Four

9' 8" x 8' 11" (2.95m x 2.72m)

Windows to the rear and side aspect, built in wardrobes and cabin bed with storage under, single radiator.

Family Bathroom

Window to the side aspect, fitted with a three piece suite comprising panelled bath with shower mixer tap over, pedestal wash hand basin and a low level WC, single radiator.

Outside

Front Garden

To the front there is premium artificial lawn with shrubs and to the side is the EV charger for electric car, there is a block paved driveway accommodating up to 3 vehicles leading to a generously sized detached garage with power and light connected and over head storage.

Rear Garden

The enclosed landscaped rear garden has a patio area, premium artificial lawn, shrubs and trees, gated front and side access, outside tap and there are also privately owned solar panels on the roof - not leased



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welcome to

Briar Court, Yaxley PETERBOROUGH

- Immaculate Detached House
- Three Reception Rooms
- Downstairs Cloakroom
- Four Bedrooms Two with Ensuites
- Family bathroom
- Large Driveway And Single Garage with EV charger
- Enclosed rear Garden and privately owned Solar PV Panels
- No Forward Chain

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109259 - 0004

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