



Rolls Close, Yaxley Peterborough PE7 3QT

welcome to

Rolls Close, Yaxley Peterborough

A well presented family home set on this popular Estate. Accommodation comprises: entrance hall, lounge, study / ground floor bedroom, re-fitted kitchen diner, utility, downstairs wc, four bedrooms, ensuite to the master, family bathroom, gardens, double driveway & double garage.



Entrance Hall

Stairs to first floor with understairs cupboard.

Lounge

13' 11" x 10' 5" (4.24m x 3.17m)

Window to the front, radiator.

Kitchen Diner

25' 6" x 10' 3" (7.77m x 3.12m)

Window & bi fold doors to the rear. Sink set into quartz work surface. Further matching work surfaces with cupboards below & range of wall mounted storage cupboards. Integrated dishwasher, fridge and integrated freezer space, vertical radiator.

Utility Room

6' 1" x 4' 9" (1.85m x 1.45m)

Half glazed door to the side, work surface with integrated washing machine below, quartz worksurfaces, gas central heating boiler.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Doors to bedrooms & bathroom.

Bedroom 1

13' x 10' plus recess (3.96m x 3.05m plus recess)

Two windows to the front, radiator, built in wardrobe.

Ensuite

Frosted window to the front, radiator, close coupled wc, hand wash basin, shower cubicle.

Bedroom 2

12' 2" x 9' (3.71m x 2.74m)

Window to the rear, radiator.

Bedroom 3

8' 9" x 8' (2.67m x 2.44m)

Window to the front, radiator.

Bedroom 4

11' 1" x 8' (3.38m x 2.44m)

Window to the rear, radiator..

Family Bathroom

Frosted window to the side, close coupled wc, hand wash basin, panel bath with shower mixer tap & screen, radiator.

Outside The Property

The garden to the front is screened by a hedged boundary with a double width driveway to the side which leads to the double garage which has electric doors, eaves storage & power & light.

To the rear, the garden offers a timber decked seating area and is laid largely to lawn with borders, enclosed by timber fencing with gated side access.



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Rolls Close, Yaxley Peterborough

- entrance hall, lounge
- study / bedroom 5, kitchen diner
- utility, downstairs wc
- four bedrooms, ensuite to master, family bathroom
- double driveway & garage, gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109247 - 0006

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