



Whitney Drive, Yaxley Peterborough PE7 3EF

welcome to

Whitney Drive, Yaxley Peterborough

A well-presented detached family home which is set in a pleasant location on this well regarded estate. This home offers generous living accommodation which includes a converted garage to now offer an addition reception room, open plan kitchen/diner, downstairs wc and an ensuite to the master bedroom. Early viewings are recommended for this home.



Entrance Hall

Stairs to first floor, radiator.

Lounge

15' 9" x 11' (4.80m x 3.35m)

Window to front, radiator, electric fireplace.

Kitchen / Diner

10' 2" x 18' 4" (3.10m x 5.59m)

Window and french doors to rear. Sink drainer set into work surface, further work surfaces with cupboards & drawers below with a range of wall mounted storage cupboards. Fitted double electric oven & gas hob. Space for dishwasher, fridge & freezer under work surfaces as well as space for American style fridge/freezer. Pantry cupboard under stairs.

Family Room

15' 6" max x 8' 7" (4.72m max x 2.62m)

Window to front, radiator, laminate flooring.

Utility Room

Side door to garden, work surface with plumbing for washing machine & space for tumble dryer, wall mounted central heating boiler.

Downstairs Wc

Close coupled wc, hand wash basin, radiator, window to rear.

First Floor Landing

Access to the loft, laundry cupboard.

Bedroom 1

10' 3" plus alcove x 11' plus wardrobe (3.12m plus alcove x 3.35m plus wardrobe)

Window to front, radiator, overstairs cupboard, built in wardrobe.

Ensuite

Frosted window to side, radiator, hand wash basin, close coupled wc, shower cubicle, towel rail.

Bedroom 2

9' 3" x 12' 3" (2.82m x 3.73m)

Window to front, radiator.

Bedroom 3

9' 3" x 9' 7" (2.82m x 2.92m)

Window to rear, radiator.

Bedroom 4

7' 2" x 9' 7" (2.18m x 2.92m)

Window to rear, radiator.

Family Bathroom

Frosted window to rear, radiator, towel rail, panel bath, close coupled toilet, hand wash basin.

Outside The Property

The frontage is laid to lawn and has a driveway suitable for two cars. To the side is a gate to the rear garden which is enclosed by fencing. To the rear of the garden are conifers that create a good level of privacy. The rear garden comprises of a lawn area, patio, bark chippings & raised beds creating a multi-level garden.



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welcome to

Whitney Drive, Yaxley Peterborough

- Open plan Kitchen/Diner
- 4 Bedrooms
- Ensuite to Master
- Additional Reception Room
- Downstairs WC
- Driveway
- Cul De Sac Location

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109301 - 0002

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