



St. Peters Walk, Yaxley Peterborough PE7 3EY

welcome to

St. Peters Walk, Yaxley Peterborough

A well proportioned, nicely presented family home which is set in a pleasant location among similar homes in this well regarded part of Yaxley. This home has benefits to include a sun room as well as re-fitted kitchen & bathroom along with a garage and is offered for sale with no onward chain, thereby making an ideal first purchase or family home!



Entrance Hall

Stairs to first floor with understairs cupboard, radiator.

Lounge Diner

22' x 11' 11" narrowing to 9' 10" (6.71m x 3.63m narrowing to 3.00m)
Two windows to the front, two radiators, feature gas fire with hearth & mantle.

Kitchen

10' 1" x 6' 11" (3.07m x 2.11m)
Door to the sun room at the rear, sink drainer set into work surface, further work surfaces with cupboards below & wall mounted storage cupboards. Plumbing for washing machine, fitted fridge, oven & hob.

Sun Room

5' 10" x 6' 10" (1.78m x 2.08m)
Tiled flooring, door to the rear, power points.

First Floor Landing

Doors to bedrooms & bathroom.

Bedroom 1

11' 5" x 11' 2" inc wardrobes (3.48m x 3.40m inc wardrobes)
Window to the front, radiator, range of fitted wardrobes & dresser.

Bedroom 2

10' 7" x 11' 11" (3.23m x 3.63m)
Window to the front, radiator.

Bedroom 3

9' 2" x 11' 4" (2.79m x 3.45m)
Window to the rear, radiator.

Bathroom

Frosted window to the rear, pane bath with shower mixer tap, close coupled wc, hand wash basin set into vanity unit, tiled flooring, boiler cupboard (we are informed that the boiler is approximately 3 years old).

Outside The Property

The frontage is of a low maintenance design, laid mainly to gravel. The rear garden is likewise of a low maintenance design and is laid to paving with a raised bed. The gated driveway leads to the garage.



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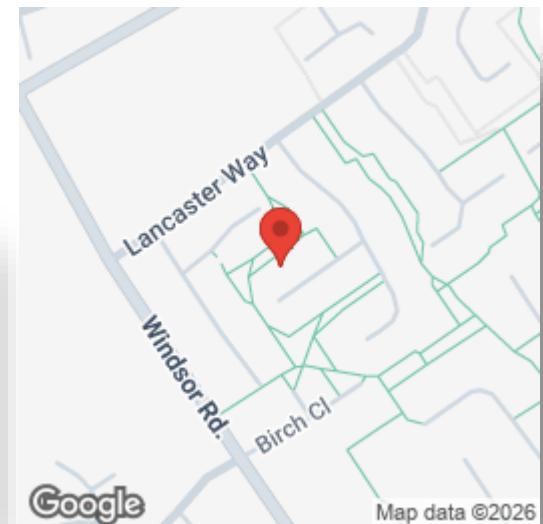
- entrance hall
- lounge diner, sun room
- re-fitted kitchen & bathroom
- three bedrooms
- gardens, garage & driveway
- no onward chain
- ideal first purchase !

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£240,000



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