



**Broadway, Yaxley Peterborough PE7 3NT**



**welcome to**

## **Broadway, Yaxley Peterborough**

An extended and upgraded detached bungalow which offers truly deceptive accommodation to comprise; entrance hall, lounge, dining room / bedroom 4, kitchen breakfast room, utility, family room, three bedrooms, bathroom, re-landscaped rear garden, garage & driveway for several vehicles. Only by means of a viewing can one hope to fully appreciate this extended bungalow which sits on a pleasant plot in this well regarded non estate location. This property has been home to the seller for over 40 years, during which time they have extended it & made several upgrades, all of which combine to make this the ideal home for the family or those considering retirement with its low maintenance rear garden which has been designed to provide maximum enjoyment with minimal input.



### Entrance Hall

Doors to bedrooms & through to lounge, radiator.

### Lounge

17' 9" x 10' 10" extending to 13' 10" ( 5.41m x 3.30m extending to 4.22m )

Two windows to the side, radiator, feature electric fireplace with hearth, mantle & surround.

### Dining Room / Bedroom 4

9' x 8' 2" ( 2.74m x 2.49m )

Window to the side, radiator.

### Family Room

20' 7" x 12' 1" ( 6.27m x 3.68m )

Sliding doors & windows to the rear, radiator, laminate flooring.

### Kitchen Breakfast Room

15' 10" x 7' 1" ( 4.83m x 2.16m )

Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, peninsula unit, fitted electric hob with cooker hood & double oven with top oven & grill, fitted dish washer, fridge & freezer. Dresser style unit, tiled flooring, radiator.

### Utility

8' 7" x 6' 4" ( 2.62m x 1.93m )

Window to the rear. Work surface with plumbing for washing machine below, sink with drainer, wall mounted gas central heating boiler.

### Bedroom 1

13' 2" max x 8' 4" ( 4.01m max x 2.54m )

Window to the front, radiator, range of fitted & built in wardrobes.

### Bedroom 2

10' 1" x 10' 6" ( 3.07m x 3.20m )

Window to the front, radiator.

### Bedroom 3

9' 11" x 10' 5" ( 3.02m x 3.17m )

Window to the rear, radiator.

### Bathroom

Frosted window to the side, radiator, close coupled wc, hand wash basin set into vanity unit, panel bath, shower cubicle.

### Outside The Property

The frontage is laid to tarmac to provide parking for several vehicles & driveway leading to the garage which has a powered roller type door to the front, power connected & door to the rear.

The rear garden has been thoughtfully re-landscaped to a low maintenance design & is laid to paving and gravel with an area of timber decking along with a covered entertaining area and timber storage shed in addition to a covered wheelie bin storage area..

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



***view this property online*** [williamhbrown.co.uk/Property/YXZ109342](http://williamhbrown.co.uk/Property/YXZ109342)



**welcome to**

## **Broadway, Yaxley Peterborough**

- entrance hall, lounge
- dining room / bedroom 4 , kitchen breakfast room
- utility, family room
- three bedrooms, bathroom
- gardens, driveway & garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109342](http://williamhbrown.co.uk/Property/YXZ109342)



Property Ref:  
YXZ109342 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01733 242433**



[Yaxley@williamhbrown.co.uk](mailto:Yaxley@williamhbrown.co.uk)



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**