



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 four, kitchen breakfast room, utility, family room, three bedrooms, bathroom, re-landscaped rear garden, garage and driveway for several vehicles.



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



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welcome to

Broadway, Yaxley Peterborough

- entrance hall, lounge
- dining room / bedroom 4 , kitchen breakfast room
- utility, family room
- three bedrooms, bathroom
- gardens, driveway & garage
- no chain & non estate location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109342 - 0005

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