



**Thompsons Yard, Yaxley Peterborough PE7 3TA**

**welcome to**

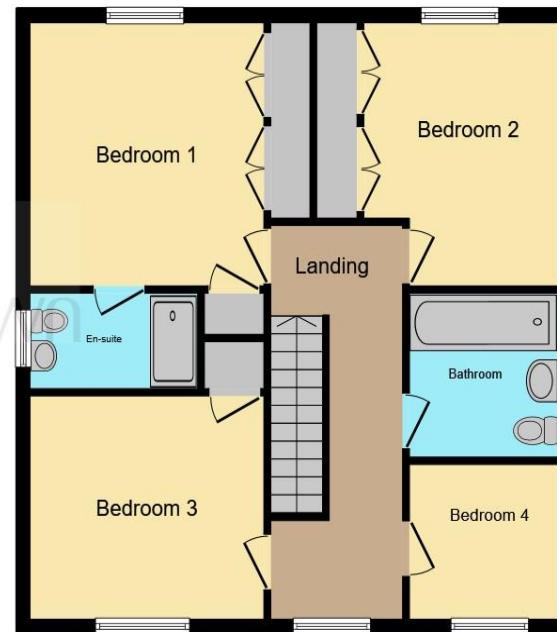
## **Thompsons Yard, Yaxley Peterborough**

A well presented modern family home set in a sought after location and offering well proportioned accommodation to comprise: entrance hall, lounge, kitchen diner / family room. downstairs wc, utility, four bedrooms, ensuite to the master, family bathroom, gardens, driveway & double garage!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 1" x 11' 11" ( 4.60m x 3.63m )

**Kitchen Diner**

26' 11" x 12' 4" ( 8.20m x 3.76m )

**Utility**

10' 2" x 6' ( 3.10m x 1.83m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

12' 9" x 11' 11" ( 3.89m x 3.63m )

**Ensuite**

**Bedroom 2**

12' 10" x 9' 9" ( 3.91m x 2.97m )

**Bedroom 3**

10' 2" x 12' 1" ( 3.10m x 3.68m )

**Bedroom 4**

7' 6" x 7' 4" ( 2.29m x 2.24m )

**Family Bathroom**

**Outside The Property**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Thompsons Yard, Yaxley Peterborough

- entrance hall, lounge
- kitchen diner, utility
- downstairs wc
- four bedrooms, ensuite to master, family bathroom
- gardens, driveway, double garage
- sought after location

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in the region of

**£475,000**



view this property online [williamhbrown.co.uk/Property/YXZ109436](http://williamhbrown.co.uk/Property/YXZ109436)

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Property Ref:  
YXZ109436 - 0004

Please note the marker reflects the  
postcode not the actual property

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