



Briar Court, Yaxley, PE7 3GL

£365,000

Tucked away on this small, select cul de sac is this immaculate 4 bedroom detached family home. The accommodation is conventionally arranged across two floors and provides bright, spacious and well a maintained interior throughout. Features include TWO EN SUITES * LANDSCAPED GARDENS * TWO RECEPTION ROOMS ** GOOD DEGREES OF PRIVACY ALL ROUND **



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Yaxley lies approximately 4 miles (6 km) south of Peterborough, just off the A15 road. The village is located near the Hampton township, and is approximately three miles northeast of junction 16 of the A1(M) at Norman Cross.

Public transport provision consists of a half-hourly bus route to Peterborough city centre, route 5 operated by Stagecoach East which continues to the suburb of Dogsthorpe

ENTRANCE HALL

Stairs to first floor

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

DINING ROOM 9'10" x 9'2" (3.0 x 2.8)

Double glazed window, carpet flooring

LOUNGE AREA 14'1" x 13'1" (4.3 x 4.0)

Double glazed doors to rear gardens, carpet flooring

KITCHEN BREAKFAST ROOM 15'1" x 12'1" (4.6 x 3.7)

Double glazed doors to rear gardens, fitted with a modern range of floor and wall units with work surfaces over, ceramic hob, electric oven with extractor, integrated appliances, tiled flooring, dining area, door to hallway

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 11'1" x 10'2" (3.4 x 3.1)

Double glazed window, carpet flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 11'1" x 11'9" (3.4 x 3.6)

Double glazed window, carpet flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 8'2" x 8'10" (2.5 x 2.7)

Double glazed window, carpet flooring

BEDROOM 9'2" x 9'2" (2.8 x 2.8)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

GARAGE

Garage opposite property with up and over door, power and light

GARDENS

Landscaped rear gardens with good degrees of privacy laid mainly to lawn with patio and shingle areas Fully enclosed by fencing with gated side access





