



23 MILL ROAD
YARWELL | PE8 6PS

£375,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

23 Mill Road, Yarwell, Peterborough, PE8 6PS.

A modern mews house with versatile, three bedroom accommodation with far-reaching views, a garden and off-road parking, set on the edge of this desirable village with great access to Stamford & Peterborough.

Hall | Cloakroom | Family Room | Dining Kitchen

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Sitting Room / Bedroom 2 | Bedroom 3 | Family Bathroom

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Principal Bedroom with Ensuite Shower Room

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Garden and Parking

The Property: A modern three-bedroom property situated to the outskirts of the popular and attractive village of Yarwell. This three-storey dwelling is at the end of a terrace of three similar homes, set within an attractive, walled courtyard.

Accommodation

Entrance Hall: Stairs rise to the first floor. Under stairs store cupboard. Doors to the ground floor bedroom/reception room and further doors to the live-in kitchen/dining room and cloakroom.

Family Room: Bay window to the front. Wood flooring.

Cloakroom/Wc: A white suite comprising Wc and semi pedestal wash basin. Tiled splash areas.

Kitchen/Dining Room: A comprehensive range of units to three walls with work surfaces incorporating a one & half bowl sink with mixer tap. Further base and high-level units provide ample work and storage space. Electric range cooker with extractor hood over, integrated dishwasher and fridge/freezer. Ample tiled splash areas and ceramic tiled floor. Window to the rear and further French window giving access to the garden.

First Floor Landing: Stairs rise to the second floor. Window to the front. Doors to the family bathroom, sitting room cum bedroom and further bedroom.

Sitting Room: French window opening to a Juliet balcony and giving views of the Nene Valley to the east. This room also lends itself to use as a fabulous bedroom.

Bedroom 3: Window to the front. A pair of built-in double wardrobes.

Bathroom: Fitted with a white suite comprising panel bath



with mixer taps, mains shower and glazed shower screen over. Wc and wash basin. Heated towel rail. Window to the rear.

Second Floor Landing: Door to the main bedroom.

Main Bedroom: Windows to the front and rear, with far-reaching views over the valley. A range of fitted wardrobes to one wall. Door to the ensuite shower room.

En Suite Shower/Wc: A large corner shower cubicle with mains shower unit, Wc and wash basin. Tiled splash areas. Skylight to rear.

Outside: To the front there is an asphalt driveway providing off road parking for two cars. There is gated pedestrian access to the rear garden. The rear garden is enclosed and a low stone wall allows a view over the valley. A large patio spans the back of the house. A timber shed stands to one side. The rest of the garden is laid to lawn, with shrubs along one side.

Services: Mains water, drainage and electricity are connected. Heating is via an oil-fired boiler to radiators.

Council Tax: Band D.

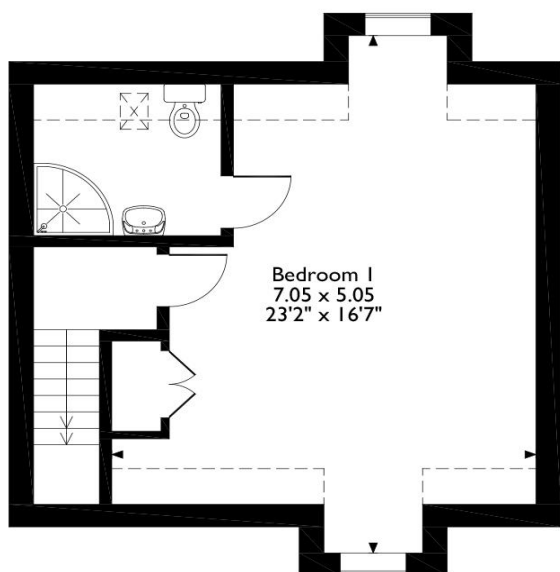
Energy Performance Rating: C

Tenure: Freehold.

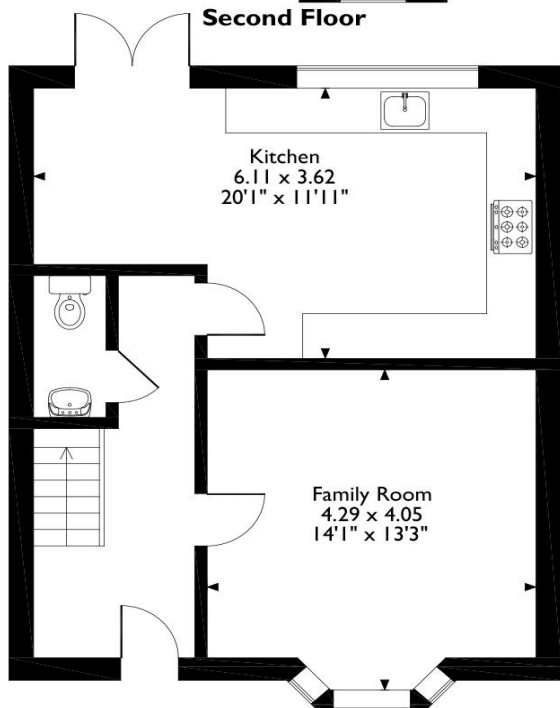
Local Authority: North Northamptonshire Council.
Tel 01832 742000.

Viewing: Strictly by appointment with Woodford & Co.
Tel 01832 274732.

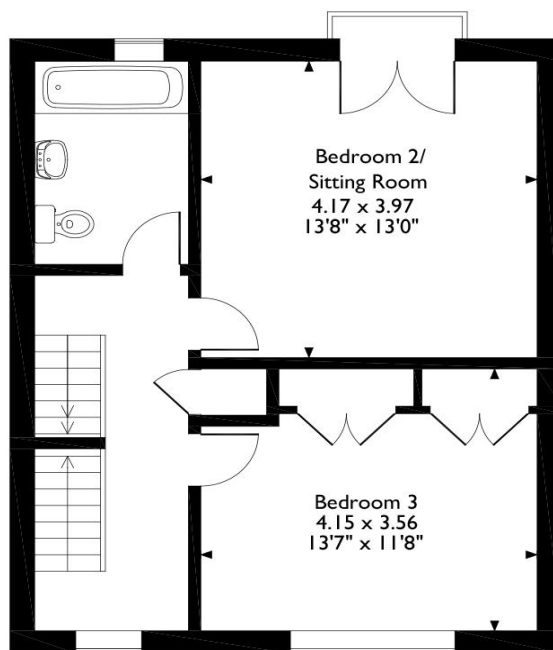




Second Floor



Ground Floor



First Floor



Total Approx Gross Internal Floor Area = 126 Sq/m - 1356 Sq/ft
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