

London Road, PE7 3NP  
Yaxley  
Peterborough  
£600,000

Hurfords



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- Four-Bedroom Detached Family Home With One Bedroom Self-Contained Annexe
- Set Over 2530 sq/ft
- Sought After Location of Yaxley
- Spacious Driveway Leading to a Double Garage
- Good Size Home Office/Sunroom
- Wrap Around South Facing Garden
- Master Bedroom With An En-Suite Shower Room
- Three Reception Rooms and Open Plan Kitchen/Dining Room

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Upon entering, you are greeted by a spacious and welcoming entrance hallway that sets the tone for the elegance and warmth that flows throughout this exquisite home. The hallway provides seamless access to the family room, dining room, sitting room, and kitchen/breakfast room, while also offering internal access to the self-contained annexe. The family room, located at the front of the property, is a cosy yet spacious area featuring a charming bay window that floods the room with natural light. A stunning feature fireplace with a log-burning stove serves as the focal point, creating a perfect space for relaxation and gatherings. Adjacent to the family room, the dining room is equally inviting, with its own bay window to the side aspect, adding character and charm. This room also features a beautiful fireplace with a log-burning stove, and original picture rails, adding to the property's period appeal. To the rear of the property, the expansive sitting room provides a serene retreat with ample space for both relaxation and entertaining. French doors open onto the rear garden, blending indoor and outdoor living. This room boasts a feature fireplace and plenty of space for a variety of seating and storage options. The heart of the home is the open-plan kitchen/breakfast room situated at the rear. This modern kitchen is equipped with a range of contemporary base and wall units, integrated appliances, and a stylish breakfast bar. The tiled flooring adds a sleek touch, while the layout allows for a dining area, perfect for family meals. A door from the kitchen leads directly to the rear garden, making alfresco dining and entertaining effortless. The kitchen also provides access to a convenient downstairs cloakroom, featuring a WC and wash hand basin, and a well-appointed utility/laundry room with complementary base units and ample space for appliances.

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The self-contained annexe is ideal for multi-generational living or as a private guest suite. It can be accessed internally from the main hallway or via a separate entrance at the side of the property. The annexe comprises a well-proportioned bedroom/sitting room, a fully equipped kitchen with modern base and wall units and integrated appliances, and a contemporary shower room with a three-piece suite. This space offers both comfort and privacy for its occupants. Ascending the staircase, a galleried landing leads to four generously sized bedrooms and a well-appointed shower room. The master bedroom is a luxurious retreat, featuring a bay window that enhances the sense of space and light. It also includes an en-suite shower room, providing a private sanctuary within the home. The second bedroom, also benefiting from a bay window, exudes charm with its feature fireplace, adding a touch of period elegance. The property is approached via a gravelled driveway, offering ample off-road parking for multiple vehicles, leading to a double garage. Behind the garage, there is a versatile sunroom/home office, perfect for those working from home, and a substantial store room, providing additional storage space. The beautifully landscaped garden wraps around the property, featuring a variety of lawn and patio areas that offer both relaxation and entertainment spaces. Mature plants and trees add to the garden's appeal, while the south-facing aspect ensures plenty of sunlight throughout the day, creating an idyllic outdoor environment.



London Road, Yaxley, Peterborough, Cambridgeshire

Approximate Gross Internal Area

Main House = 199 Sq M/2143 Sq Ft

Garage/Outbuilding = 44 Sq M/474 Sq Ft

Total = 243 Sq M/2617 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

### Ground Floor

Sitting Room 13'0" x 11'0"

Dining Room 15'1" x 13'1"

Lounge 21'0" x 13'3"

Kitchen 20'11" x 15'10"

Utility 7'6" x 5'6"

Bedroom 11'5" x 9'0"

### First Floor

Bedroom One 13'0" x 11'11"

Bedroom Two 13'0" x 11'0"

Bedroom Three 12'4" x 9'0"

Bedroom Four 9'6" x 8'11"

### Second Floor

Roof Room 11'9" x 11'0"

### Outbuilding

Study 10'10" x 7'7"

Garage 17'5" x 18'5"

**TENURE: FREEHOLD**





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