



1a Speechley Road, Yaxley  
£270,000

 **NEWTON FALLOWELL**

## Ia Speechley Road

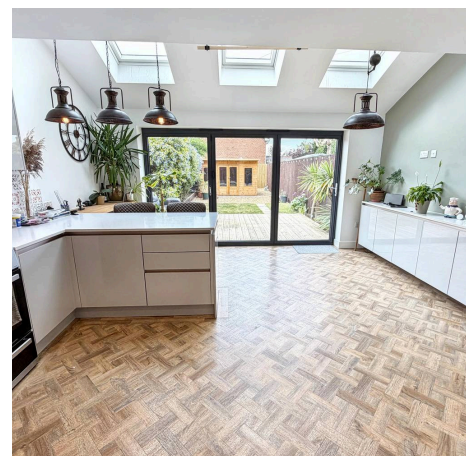
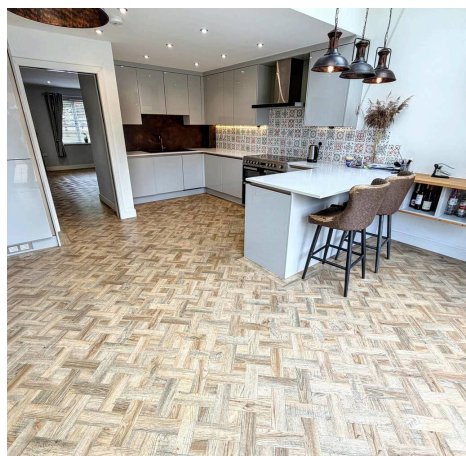
Yaxley, Peterborough

The property opens into a welcoming entrance hall, leading through to a generous lounge, which serves as a comfortable and bright living space and offers access to the WC. The extended kitchen diner is thoughtfully designed for modern family life, offering ample room for both dining and entertaining, with contemporary fitted units, integrated appliances, a water softener, and plentiful worktop space, as well as a designated area for a dining table. Upstairs, the property comprises of three well-proportioned bedrooms, including a principal bedroom with built-in storage and a stylish en-suite shower room, while the remaining bedrooms are served by a modern family shower room, fitted with quality fixtures and a walk-in shower enclosure. The layout is both practical and flexible, allowing for a variety of living arrangements, and includes useful storage solutions throughout the home. Additional features include double glazing, gas central heating, and a thoughtfully designed interior that maximises light and space throughout. The property's position as an end of terrace offers a greater degree of privacy and a larger footprint than many comparable homes, while the driveway provides off-road parking for multiple vehicles (an increasingly sought-after feature for families and commuters alike). Located in a popular residential area, the home is within easy reach of local amenities, schools, and transport links, making it a practical choice for a wide range of buyers. With its well-planned accommodation, modern fixtures, and the convenience of no onward chain, this property represents a rare opportunity to acquire a move-in ready family home that combines comfort, style, and functionality in equal measure.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





**Entrance Hall**

**Lounge**

15' 1" x 11' 11" (4.61m x 3.64m)

**Kitchen / diner**

19' 0" x 14' 10" (5.78m x 4.51m)

**Wc**

6' 8" x 3' 0" (2.03m x 0.91m)

**Landing**

**Bedroom 1**

12' 1" x 11' 8" (3.68m x 3.56m)

**En-suite**

**Bedroom 2**

10' 8" x 7' 3" (3.25m x 2.20m)

**Bedroom 3**

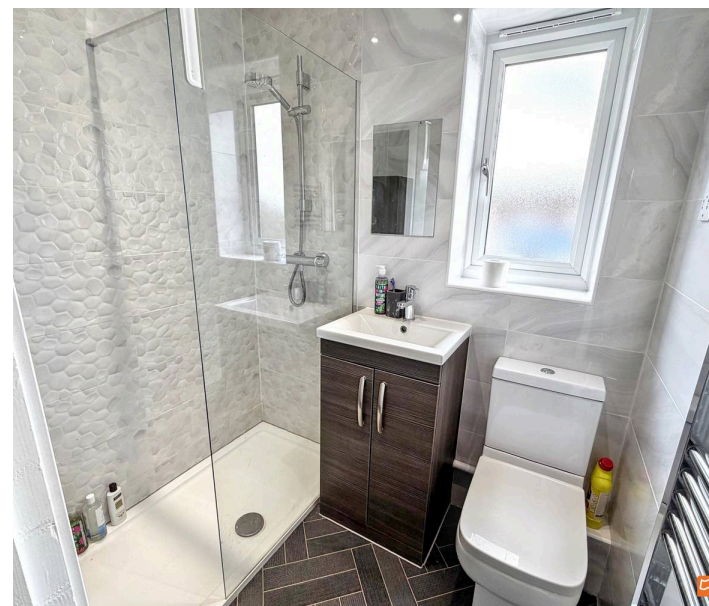
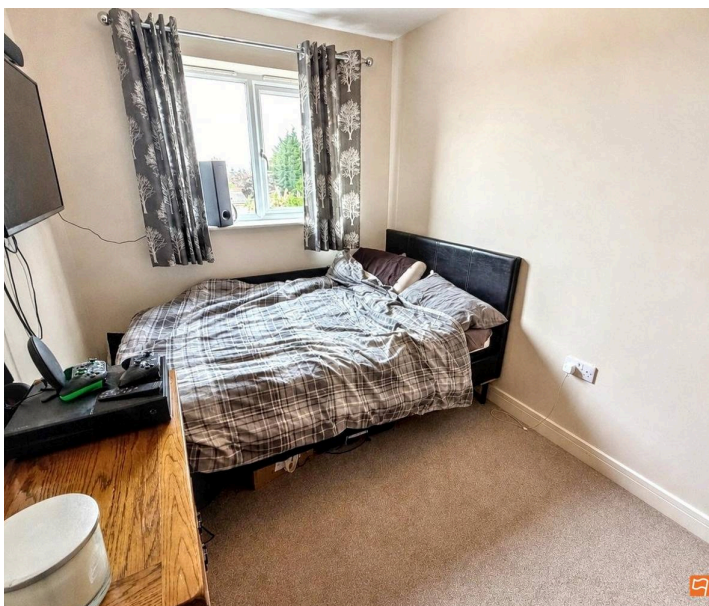
10' 10" x 7' 3" (3.30m x 2.21m)

**Shower Room**

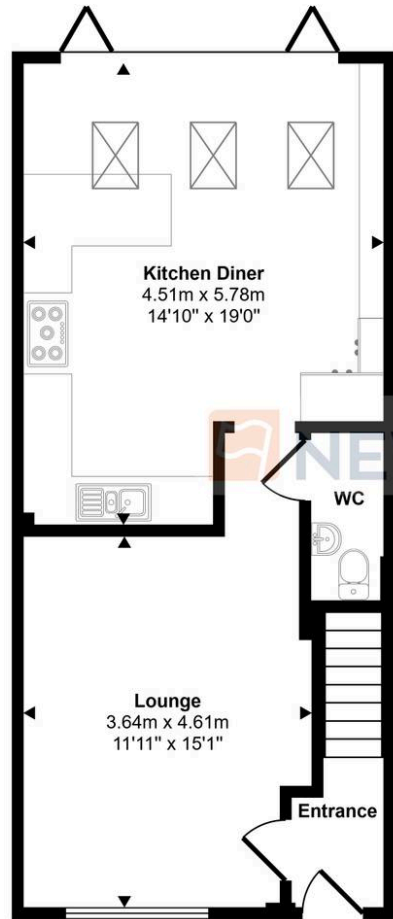
6' 1" x 4' 6" (1.85m x 1.37m)

**Garden Room**

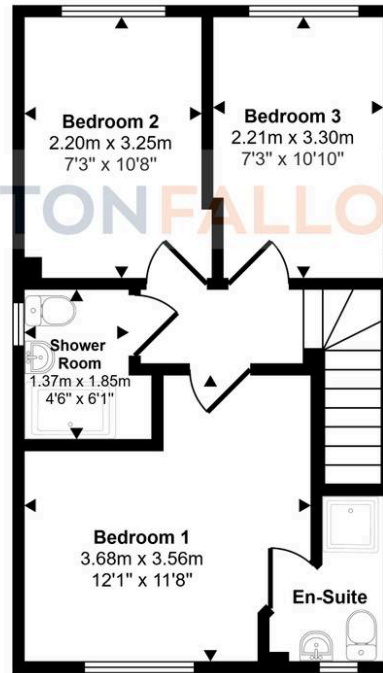
11' 7" x 7' 6" (3.53m x 2.28m)



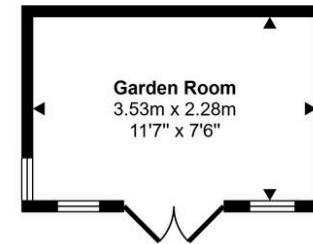
Approx Gross Internal Area  
92 sq m / 990 sq ft



Ground Floor  
Approx 47 sq m / 508 sq ft



First Floor  
Approx 37 sq m / 395 sq ft



Garden Room  
Approx 8 sq m / 87 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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