



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

**welcome to**

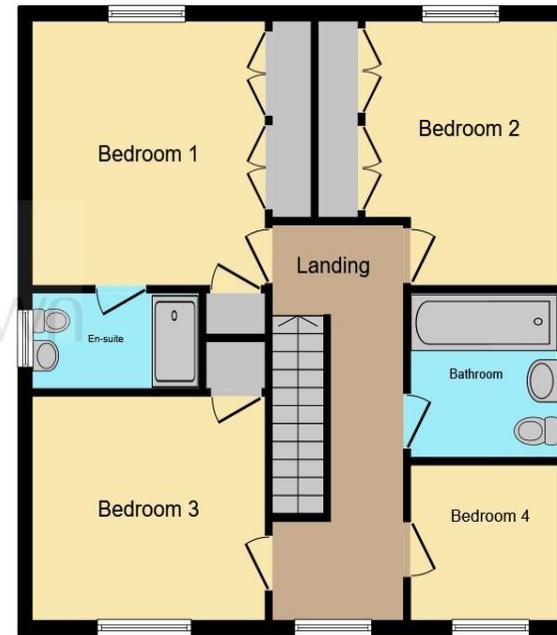
## **Thompsons Yard, Yaxley Peterborough**

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 and double garage! Yaxley is situated approximately 6 miles to the south of Peterborough & offers all the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon





**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 over

**£460,000**



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
YXZ109436 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 242433**



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,  
PETERBOROUGH, Cambridgeshire, PE7 3JL



**williamhbrown.co.uk**