



The Rookery, Yaxley Peterborough PE7 3HL

welcome to

The Rookery, Yaxley Peterborough

- entrance lobby, lounge
- kitchen, dining room
- three bedrooms, bathroom
- driveway parking
- pleasant rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£270,000

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Property Ref:
YXZ109580 - 0003

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Entrance Lobby

Door to lounge.

Lounge

19' 2" x 13' inc stairs (5.84m x 3.96m inc stairs)
Window to the front & French doors to the rear, radiator, stairs to first floor.

Dining Room

15' 11" x 8' 1" (4.85m x 2.46m)
Window to the front, radiator, archway to kitchen.

Kitchen

8' 1" x 9' 4" (2.46m x 2.84m)
Window to the rear, sink drainer set into work surface further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted electric oven & hob, plumbing for washing machine & dishwasher, fridge freezer space.

First Floor Landing

Doors to:

Bedroom 1

13' 2" max x 8' 7" plus doorway (4.01m max x 2.62m plus doorway)
Window to the front, radiator.

Bedroom 2

9' 10" x 7' 5" plus doorway (3.00m x 2.26m plus doorway)
Window to the front, radiator, part sloping ceiling.

Bedroom 3

9' 7" x 7' 1" extending to 8' 6" (2.92m x 2.16m extending to 2.59m)
Window to the front, radiator.

Bathroom

Frosted window to the rear, radiator, close coupled wc, hand wash basin, panel bath with shower & screen.

Outside The Property

The frontage & driveway is laid to gravel with the rear garden being of a low maintenance design, laid to gravel with step down to the lower seating area which has a raised floral bed.



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