



Thistle Close, Yaxley Peterborough PE7 3GF



**william
h brown**

welcome to

Thistle Close, Yaxley Peterborough

A Modern Detached Family Home which is set in a pleasant position on this well regarded estate. With benefits to include a good size Lounge, downstairs cloakroom as well as an en-suite to the master bedroom, an early viewing is strongly advised



Entrance Hall

Window to Front, Wooden Flooring, Stairs to First Floor and Landing

Downstairs Cloakroom

Window to Front, fitted with a two piece suite comprising of, wash hand basin and low level WC, radiator and wooden flooring.

Kitchen/Dining Room

19' 10" x 9' 11" (6.05m x 3.02m)

Fitted with a matching range of base drawer and eye level units with worktops over, one and a half sink with mixer taps over, built in dishwasher and space for a fridge/Freezer, built in electric oven and built in gas hob with extractor fan over , windows to front and rear, radiator, door into

Utility Room

6' 8" x 5' 11" (2.03m x 1.80m)

Fitted with a range of base and eye level unit with stainless steel sink with mixer tap over, space for washing machine, wall mounted boiler, wooden flooring, rear door leading into garden.

Lounge

19' 10" x 11' 1" (6.05m x 3.38m)

Window to front , two radiators, wooden flooring, TV Point, spotlights to ceiling, bifolding door into Conservatory

Conservatory

10' 7" x 8' 11" (3.23m x 2.72m)

Built in brick and UPVC construction with glass roof, electric plug socket and light, tiled flooring with french door to the side leading into the garden.

First Floor And Landing

Loft access, built in airing cupboard.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Window to rear, radiator, built in wardrobes, TV point

En-Suite

Fitted with a three piece suite comprising of: Double width shower cubicle with power shower over, vanity wash hand basin and low level WC, window to rear, extractor fan and radiator.

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

Window to rear, radiator

Bedroom Three

9' 9" x 8' 1" (2.97m x 2.46m)

Window to front, radiator

Bedroom Four

10' x 7' 4" (3.05m x 2.24m)

Window to front, radiator

Outside

To the front of the property is a small stone gravel area, the rear garden is enclosed by brick wall and wooden fencing with gated side access, outside light and tap, Garage is located to the rear in an en bloc with power and light.



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welcome to

Thistle Close, Yaxley Peterborough

- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room
- Conservatory
- Four Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109203 - 0006

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