



Folly Close, Yaxley Peterborough PE7 3NH

welcome to

Folly Close, Yaxley Peterborough

A well proportioned, individually built family home in a non estate location, comprising: entrance lobby, open-plan hall-lounge-dining room, separate kitchen, conservatory, three good sized bedrooms, family bathroom, gardens, garage & driveway. NO ONWARD CHAIN.



Entrance Lobby

Tiled flooring, windows to the front & side, door to hallway.

Lounge

Window to the front, two radiators and double doors into conservatory to the rear.

Kitchen**Kitchen Area**

Window to the rear & door to the side, Sink drainer set into work surface, further work surfaces with cupboards below, plumbing for washing machine, electric cooker.

Dining Area

Double doors to the rear into conservatory, radiator.

Conservatory

Of timber & glazed construction with door to the rear garden.

First Floor Landing

Window to the front, door to front balcony, laundry cupboard.

Bedroom 1

Windows to the front & rear.

Bedroom 2

Windows to side & rear.

Bedroom 3

Window to the rear.

Bathroom

Frosted window to the side, hand wash basin set into vanity unit, concealed cistern wc, large walk-in shower.

Outside The Property

There is a driveway to the front leading to the single garage. The rear garden is of an established nature, laid to lawn with borders along with a brick built garden store & external wc.



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Folly Close, Yaxley Peterborough

- Entrance Porch, Lounge
- Open-plan hall - lounge - dining room, separate kitchen
- Three good sized bedrooms
- Family bathroom
- Gardens, garage & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109418 - 0006

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