



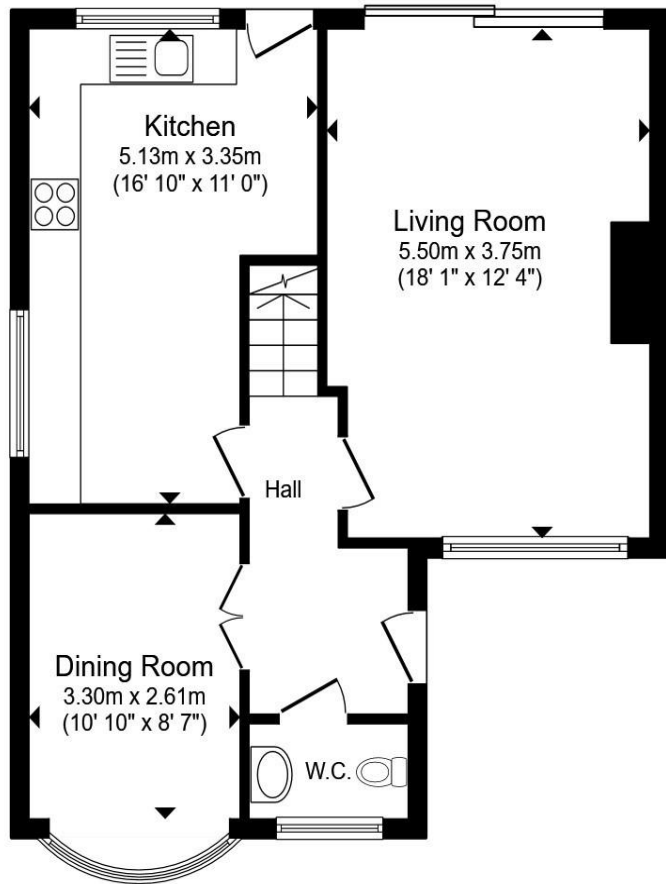
**Blenheim Way, Yaxley PETERBOROUGH PE7 3YB**

**welcome to**

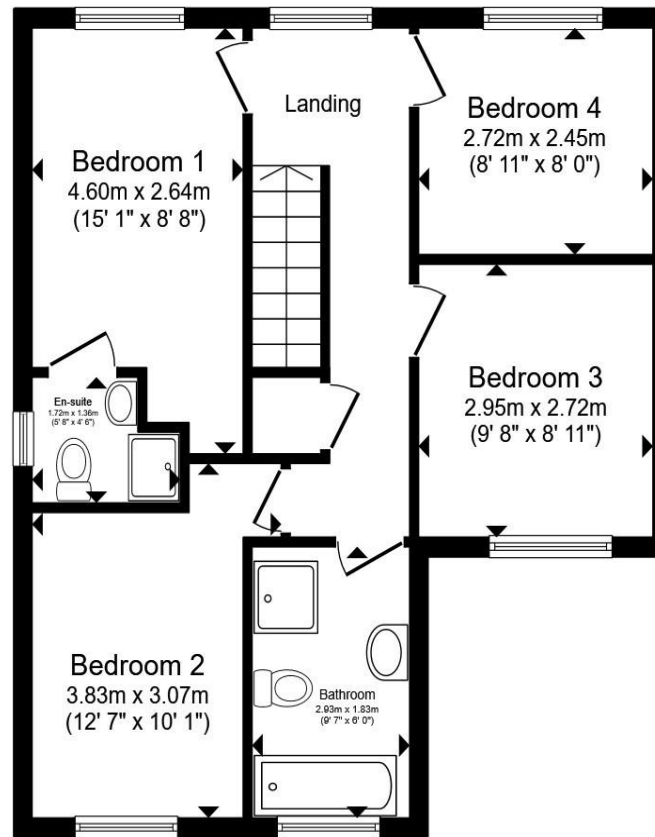
**Blenheim Way, Yaxley PETERBOROUGH**

A well-presented family home which is set in a pleasant Cul de sac location in this well-regarded part of Yaxley. This property offers well-proportioned accommodation with benefits to include a downstairs wc and ensuite to master bedroom as well as a pleasant garden, driveway & garage we strongly advise an early viewing!





**Ground Floor**



**First Floor**

Total floor area 106.7 m<sup>2</sup> (1,148 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

17' 7" x 12' 5" ( 5.36m x 3.78m )

**Dining Room**

10' 8" x 9' ( 3.25m x 2.74m )

**Kitchen Breakfast Room**

15' 10" x 9' plus recess ( 4.83m x 2.74m plus recess )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

9' 1" x 12' extending to 14' 6" ( 2.77m x 3.66m extending to 4.42m )

**Ensuite**

**Bedroom 2**

9' x 7' 11" ( 2.74m x 2.41m )

**Bedroom 3**

9' 1" x 9' 4" ( 2.77m x 2.84m )

**Bedroom 4**

9' x 10' 1" plus doorway ( 2.74m x 3.07m plus doorway )

**Bathroom**

**Outside The Property**

welcome to

## Blenheim Way, Yaxley PETERBOROUGH

- entrance hall, lounge
- dining room, kitchen breakfast room
- downstairs wc
- four bedroom, ensuite to the master, family bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109376](http://williamhbrown.co.uk/Property/YXZ109376)



Property Ref:  
YXZ109376 - 0004

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