



Marconi Drive, Yaxley Peterborough PE7 3ZR

welcome to

Marconi Drive, Yaxley Peterborough

A well-presented detached family home set in a pleasant position on this popular estate and comprises of; entrance hall, downstairs wc, lounge, kitchen, dining room, four bedrooms, ensuite to the master, family bathroom, gardens, garage & driveway. Early viewings are recommended - don't miss out!



Entrance Hall

Radiator, stairs to the first floor with understairs storage cupboard.

Downstairs Wc

Frosted window to the side, radiator, hand wash basin, close coupled toilet.

Kitchen

13' 1" x 9' 8" (3.99m x 2.95m)

Window to the rear & side door leading to the rear garden, heated towel rail. Sink drainer set into work surface, further work surfaces with cupboards below and a range of matching wall mounted storage cupboards. Fitted gas hob with cooker hood & eye level electric oven. The Bosch Fridge freezer, dishwasher, washing machine and Bosch oven (all under warranty) will be included in the sale.

Lounge

13' 1" x 16' 9" (3.99m x 5.11m)

Patio doors to the rear & window to the side, radiator, gas fire.

Dining Room

9' 6" x 7' 10" (2.90m x 2.39m)

Bay window to the front, radiator.

First Floor Landing

Window to the front, airing cupboard, access to the loft.

Bedroom 1

11' 11" x 12' 6" (3.63m x 3.81m)

Window to the rear, radiator.

Ensuite

Frosted window to the rear, heated towel rail, shower cubicle, hand wash basin, close coupled toilet.

Bedroom 2

9' 6" x 9' 1" (2.90m x 2.77m)

Bay window to the front, radiator.

Bedroom 3

5' 11" x 9' 3" (1.80m x 2.82m)

Window to the rear, radiator.

Bedroom 4

9' 1" x 6' 5" (2.77m x 1.96m)

Window to the front, radiator.

Family Bathroom

Frosted window to the side, heated towel rail, panel bath with handheld shower, hand wash basin, close coupled toilet.

Outside The Property

The front garden is made up of gravel with a hedge creating privacy, with a path leading to the front door. The rear garden is laid to lawn, with a patio & gravel area, and is fully enclosed by fencing. The driveway is suitable for two vehicles to park side-by-side and sits in front of the garage. The garage has both power & lighting, with an up & over door, as well as a side door into the rear garden.

A very well-presented detached family home which is set on a generous corner plot on this popular estate. This property benefits from two reception rooms, underfloor heating in the kitchen and hive smart controls, new flooring throughout with natural wool carpets upstairs and new laminate downstairs, as well as an ensuite to the master bedrooms and a garage & driveway and Electric charging point, Outside the patio has been recently updated and the frontage refreshed. This could make a great family home and must be viewed to fully appreciate. The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well-regarded part of the Village, with an open, non-congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.



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welcome to

Marconi Drive, Yaxley Peterborough

- Entrance Hall, Downstairs WC
- Lounge & Dining Room
- Kitchen
- Four Bedrooms
- Ensuite & Family Bathroom

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

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YXZ109470 - 0006

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