



The Green, Yaxley Peterborough
Offers in excess of £575,000 Freehold

**Sharman
Quinney**

Key Features



- Detached Character Family Home
- Overlooking Village Green
- Four Bedrooms + Dressing Room
- Four Reception Rooms
- Two Conservatories + Boot Room

Located in the old part of Yaxley, fronts onto the Village Green and in walking distance to local shops, various amenities and also in easy access to the A1, this Detached Property not only offers plenty of accommodation also lots of character, in brief the it comprises of, Entrance Porch, Entrance Hall with stairs to the first floor landing, under stairs storage cupboard and doors to, Lounge with a bay window to the front, feature fire place with a wood burner, Family Sitting Room also has a bay window to the front and a feature fire place with a wood burner, Downstairs Bathroom comprising of a panelled bath with a hand held shower attachment, low level wc, pedestal wash hand basin, Study with a door the first Conservatory with a door giving access to the rear garden, Dining Room with a feature brick built fire place and TV plinth, door to the Kitchen which is fitted



with a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter single drainer sink unit, space for a cooker, fridge/freezer, plumbing for a dish washer, door to the 2nd Conservatory with double glazed windows and a door to the rear garden, doors to the Downstairs Cloakroom fitted with a low level wc, wash hand basin with storage under, Utility/Boot Room with worktop space, base and eye level units, plumbing for a washing machine, Good Size First Floor Landing with doors giving access to Bedroom 1 with built-in wardrobes, Bedroom 2, Bedroom 3 with a built-in wardrobe, door to Dressing Room/Nursery or 5th bedroom. Bedroom 4 benefits from having a wash hand basin with a cupboard under, Three Piece Shower Room comprising of a walk-in shower enclosure, low level wc, pedestal wash hand basin, built-in airing cupboard with the wall mounted heating boiler. Outside frontage provides Off Road Parking for 4 to 5 cars, enclosed by a 8 to 10ft hedge with arched doorway, door to the Covered passage way which leads to the Non overlooked Mature Generous sized Enclosed Garden, laid mainly to lawn with a paved patio seating area, various plants, shrubs and trees, wooden decking area with a electric point for a hot tub, brick built shed at the bottom of the garden.

Entrance Porch:
Entrance Hall
Lounge
Family Room





Total floor area 206.2 m² (2,220 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

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Downstairs Bedroom
Study
Conservatory 1
Dining Room
Kitchen
Conservatory 2
Boot Room/Utility Room
First Floor Landing
Shower Room
First inner Landing
Bedroom 1
Bedroom 2
Second Inner landing
Bedroom 3
Dressing Room -
Bedroom 4
Outside Passageway

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 245400

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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