



Thistle Close, Yaxley Peterborough PE7 3GF

welcome to

Thistle Close, Yaxley Peterborough

This well proportioned home, consists of Entrance Hall, Downstairs Cloakroom. Kitchen/Dining Room, Separate Lounge leading into conservatory, Four Good size bedrooms with en-suite to Master Bedroom, Enclosed rear garden with single garage to rear of property.



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.



view this property online williamhbrown.co.uk/Property/YXZ109203



welcome to

Thistle Close, Yaxley Peterborough

- Entrance Hall
- Downstairs Cloakroom
- Kitchen/Dining Room
- Conservatory
- Four Bedrooms
- En-suite to Master Bedroom
- Enclosed rear garden
- Single Garage

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

view this property online williamhbrown.co.uk/Property/YXZ109203



Property Ref:
YXZ109203 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk