



Morgan Close, Yaxley Peterborough PE7 3GE

welcome to

Morgan Close, Yaxley Peterborough

A very well presented family home which is set on a popular estate & offers well proportioned accommodation for the whole family.

Accommodation comprises: entrance hall, lounge, study, kitchen diner, utility, downstairs wc, four bedrooms, ensuite to the master, family bathroom, garden room, garage

Outside The Property

To the rear there is a pleasant garden which is laid largely to lawn with established borders. The double garage & driveway are to the rear.

Entrance Hall

Stairs to first floor.

Lounge

Window to the front, radiator.

Study

window to the front, radiator.

Kitchen Diner/ Family Room

A pleasingly open plan, airy space with Window and bi folding doors to the rear, sink drainer set into quartz work surface, further matching work surfaces with cupboards below & range of wall mounted cupboards. Range of fitted appliances.

Utility

Half glazed door to the rear, sink drainer set into work surface with plumbing for washing machine below. Wall mounted gas central heating boiler.

Downstairs Wc

Frosted window to the front, close coupled wc, hand wash basin, radiator.

First Floor Landing

Access to the loft, doors to:

Bedroom 1

Window to the front, radiator.

Ensuite

Frosted window to the front, concealed cistern wc, hand wash basin, shower cubicle.

Bedroom 2

Window to the rear, radiator.

Bedroom 3

Window to the rear, radiator.

Bedroom 4

Window to the rear, radiator.

Family Bathroom

Frosted window to the side, close coupled wc, hand wash basin, panel bath.





view this property online williamhbrown.co.uk/Property/YXZ109453



welcome to

Morgan Close, Yaxley Peterborough

- Entrance hall, lounge
- Study, kitchen diner
- Downstairs wc
- Four bedrooms, ensuite, family bathroom
- Gardens, garage & driveway

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YXZ109453



Property Ref:
YXZ109453 - 0003

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