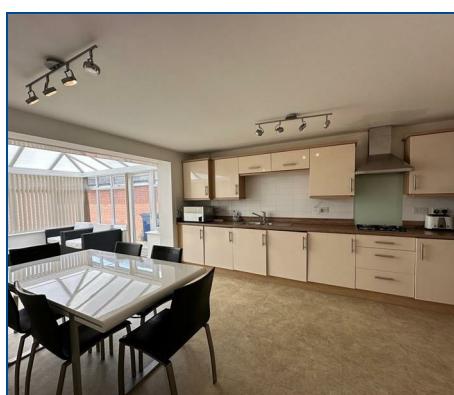


Peterborough  
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**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Thistle Close, Yaxley, Peterborough, PE7 3GF**  
**Price £365,000**  
**Freehold**

\*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*  
\*2 EN-SUITES\* \*NO CHAIN\*

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Yaxley. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Dining Room, Study, Lounge, Kitchen/Dining Room, Conservatory. The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with En-Suite and Bedrooms 3 & 4 and a Bathroom.

There is ample parking and a Single Garage and low maintenance rear garden.  
Viewings Highly Recommended.  
No Chain.

EPC Rating: C





#### **Entrance Hall**

Radiator, laminate flooring, telephone point, stairs, storage cupboard, double door to Lounge, door to:

#### **Dining Room**

10'7" x 9'7" (3.23m x 2.92m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, laminate flooring.

#### **Study**

9'3" x 6'6" (2.82m x 1.98m)

UPVC double glazed window to front, double radiator, telephone point, laminate flooring.

#### **Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin and tiled splashbacks, close coupled WC, radiator, vinyl flooring.

#### **Lounge**

14'8" x 13'6" (4.48m x 4.11m)

Two uPVC double glazed windows to rear, uPVC double glazed window to side, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

#### **Kitchen/Breakfast Room**

15'1" x 12'6" max (4.85m x 3.81m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler with heating timer control, built-in fridge/freezer and washing machine, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, double radiator, vinyl flooring, open to:

#### **Conservatory**

11'5" x 13'10" (3.48m x 4.22m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, vinyl flooring, two uPVC double glazed doors to garden.

#### **Landing**

Fitted carpet, smoke detector, access to loft, door to airing cupboard housing hot water cylinder, door to:

#### **Bedroom 1**

11'10" x 10'10" (3.61m x 3.30m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, telephone point, built-in wardrobe(s) with sliding doors, door to:

#### **En-Suite**

Fitted with three piece suite comprising recessed tiled shower cubicle with fitted shower over and glass screen, pedestal wash hand basin, close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

#### **Bedroom 2**

11'4" x 12'11" max (3.45m x 3.66m-3.35m max)

UPVC double glazed window to front, radiator, fitted carpet, door to:

#### **En-Suite**

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and glass screen and close coupled WC, tiled splashbacks, uPVC obscure double glazed window to front, radiator, vinyl flooring.

#### **Bedroom 3**

9'4" x 9'10" (2.84m x 3.00m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, fitted carpet.

**Disclaimer:** In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.