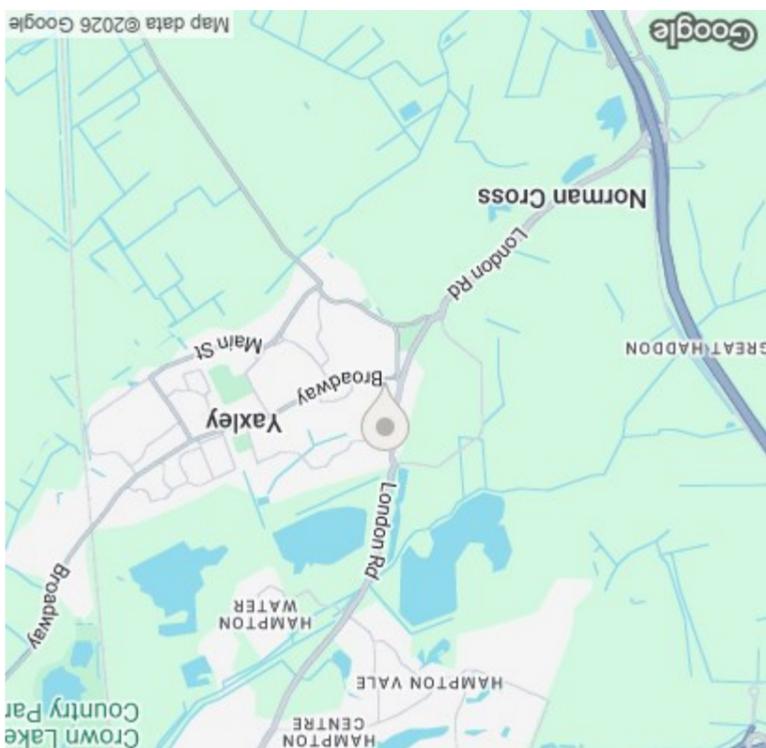


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, floorplans 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. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



Broadway

Yaxley, Peterborough, PE7 3NR

Guide Price £475,000 - Freehold , Tax Band - E



Broadway

Yaxley, Peterborough, PE7 3NR

GUIDE £475,000-£500,000

Conveniently located in the charming village of Yaxley, Peterborough, this luxurious detached family home offers a perfect blend of modern living and elegant design. Constructed in 2016 by a reputable local builder, the property boasts versatile living accommodation that is immaculately presented to a show home standard, whilst offering four double bedrooms, two reception rooms, and a modern kitchen diner with bi-folding doors.

Upon entering, you are greeted by a spacious entrance hallway, downstairs cloakroom, and two spacious reception rooms linked by double half-glazed doors, ideal for both relaxation and entertaining. The heart of the home is the luxurious kitchen dining space, with modern yet neutral units with integrated appliances, tiled flooring, and bi-folding doors to the rear of the property. Furthermore, there is a utility room with plumbing for washing machine, which also leads to the integral oversized single garage. The first floor comprises of four generously sized double bedrooms, ensuring ample space for family members or guests. The master bedroom benefits from a well-appointed en-suite shower room, adding a touch of luxury to your daily routine. The additional family bathroom is thoughtfully designed, catering to the needs of a busy household. Set on a generous plot, this home offers ample off-street parking, making it convenient for families with multiple vehicles, whilst the rear gardens features a patio area with the rest mainly laid to lawn.

This stunning property in Broadway, Yaxley, is not just a house; it is a place where cherished memories can be made. With its modern features and prime location, it presents an exceptional opportunity for those seeking a family home that combines comfort, style, and practicality. Do not miss the chance to make this exquisite residence your own.

Entrance Hall

6.36 x 1.84 (20'10" x 6'0")

Living Room

4.92 x 3.93 (16'1" x 12'10")

Dining Room

3.04 x 3.92 (9'11" x 12'10")

WC

1.14 x 1.60 (3'8" x 5'2")

Kitchen Diner

3.45 x 5.39 (11'3" x 17'8")

Utility Room

1.12 x 1.58 (3'8" x 5'2")

Landing

5.21 x 0.95 (17'1" x 3'1")

Master Bedroom

4.88 x 3.46 (16'0" x 11'4")

En-Suite To Master Bedroom

2.43 x 0.95 (7'11" x 3'1")

Bedroom Two

3.56 x 3.92 (11'8" x 12'10")

Hallway

1.06 x 2.21 (3'5" x 7'3")

Bedroom Three

4.04 x 3.17 (13'3" x 10'4")



Bathroom
1.93 x 2.13 (6'3" x 6'11")

Bedroom Four
2.63 x 3.92 (8'7" x 12'10")

EPC - C
79/86

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Wide Doorways
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Garage Integral, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Ftp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL