



Marconi Drive, Yaxley Peterborough PE7 3ZR

welcome to

**Marconi Drive, Yaxley
Peterborough**

- Entrance Hall, Downstairs WC
- Lounge & Dining Room
- Kitchen
- Four Bedrooms
- Ensuite & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000

A very well-presented detached family home which is set on a generous corner plot on this popular estate. This property benefits from two reception rooms, as well as an ensuite to the master bedrooms and a garage & driveway. This could make a great family home and must be viewed to fully appreciate.

The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.

Entrance Hall

Downstairs Wc

Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)

Lounge

11' 3" x 16' 2" (3.43m x 4.93m)

Dining Room

9' 5" x 10' 3" Including Bay (2.87m x 3.12m Including Bay)

First Floor Landing

Bedroom 1

10' 2" x 12' 5" (3.10m x 3.78m)

Ensuite

Bedroom 2

9' 8" x 11' 8" Including Bay (2.95m x 3.56m Including Bay)

Bedroom 3

5' 10" x 10' 1" (1.78m x 3.07m)

Bedroom 4

8' 7" x 6' 6" (2.62m x 1.98m)

Family Bathroom

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Property Ref:

YXZ109470 - 0002

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