



18 Ash Close, Yaxley - PE7 3FD

Peterborough

Offers Over £260,000



18 Ash Close

Yaxley, Peterborough

(Guide Price £260,000 – £270,000) This well-presented family home offers a comfortable, flexible layout with a calm, neutral finish throughout, making it easy to picture living here from day one.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three double bedrooms, including a main bedroom with en-suite
- Two reception rooms offering flexible living or working space
- Kitchen/diner with integrated appliances and garden access
- Enclosed back garden with decking and lawn
- Two off-road parking spaces to the front
- Neutral décor throughout, ready to move straight into



18 Ash Close

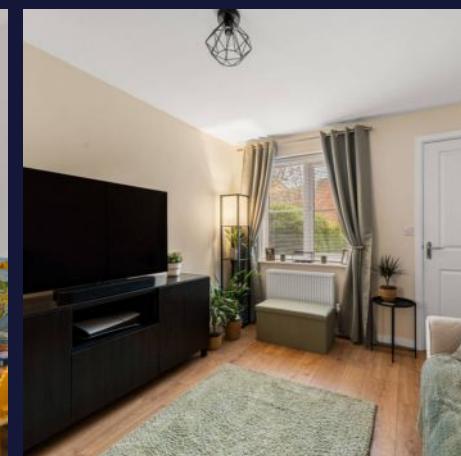
Yaxley, Peterborough

Guide Price (£260,000 - £270,000)

This well-presented family home offers a comfortable, flexible layout with a calm, neutral finish throughout, making it easy to picture living here from day one.

You enter via a small porch which leads straight into the main lounge – a welcoming space with a soft, modern feel and plenty of room for everyday seating. To the rear sits the kitchen/diner, fitted with integrated appliances and laid out to work well for both day-to-day use and family meals, with doors opening directly out to the back garden.

One of the real strengths of the ground floor is the additional sitting room to the front. Currently used as a second reception space, it works equally well as a playroom, home office or formal dining room, **giving the ground floor a flexibility that works brilliantly for modern family life.**





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Upstairs, there are three genuine double bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining two doubles are served by a modern family bathroom, all finished in clean, neutral tones. Outside, the back garden offers a simple, usable space with a raised decked seating area stepping down to lawn – ideal for children, pets or relaxed outdoor time. To the front, the property benefits from two off-road parking spaces, adding everyday convenience.

Overall, this is a well-balanced home that suits modern family living, with flexible space, practical layout and a finish that allows a new owner to move straight in and make it their own.



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Measurements _

Living Room - 16'1" x 10'4" (4.90m x 3.15m)

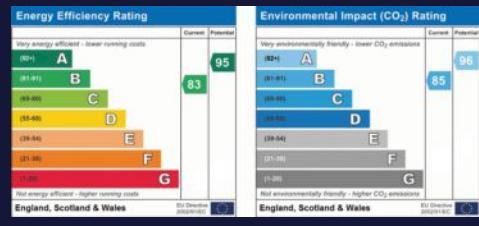
Kitchen/Diner - 18'8" x 7'7" (5.70m x 2.30m)

Sitting Room - 15'8" x 7'8" (4.78m x 2.34m)

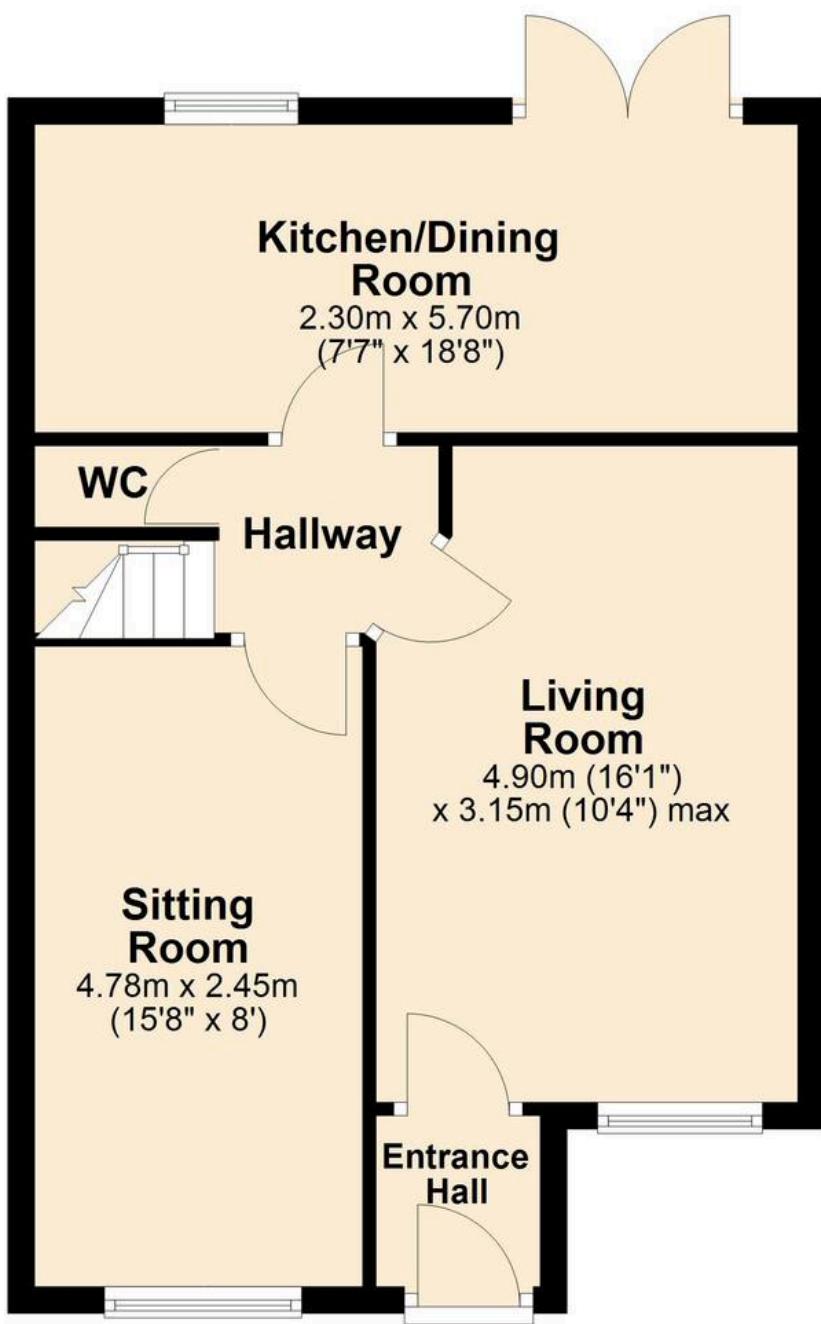
Master Bedroom - 13'10" x 9'8" (4.22m x 2.95m)

Bedroom Two - 11'2" x 8'6" (3.40m x 2.60m)

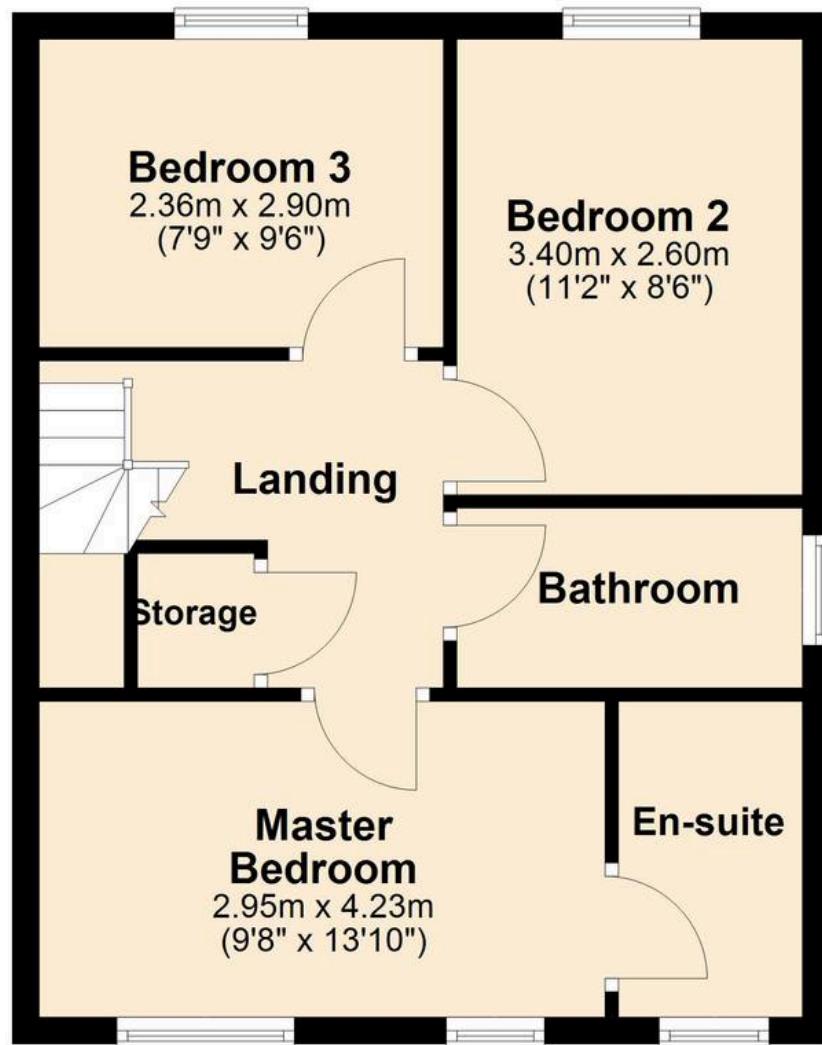
Bedroom Three - 9'6" x 7'9" (2.90m x 2.36m)



Ground Floor



First Floor





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