



Stephenson Close, Yaxley Peterborough PE7 3ZP



welcome to

Stephenson Close, Yaxley Peterborough

A spacious eco-friendly family home set in a pleasant cul de sac on this popular estate & offering: entrance hall, lounge, extended dining room, study, kitchen, utility, downstairs wc, five bedrooms, ensuite to the master, family bathroom, gardens, double garage & driveway.



Entrance Hall

Stairs to first floor with understairs cupboard, radiator, laminate flooring.

Lounge

12' 4" x 15' 3" plus bay (3.76m x 4.65m plus bay)
Bay window to the front, radiator, air conditioning unit, double doors to dining room.

Dining Room

10' 7" x 14' 6" (3.23m x 4.42m)
Window to the rear & door to the side, radiator.

Study

9' 8" x 7' 3" (2.95m x 2.21m)
Window to the front, radiator.

Kitchen

11' 7" x 11' (3.53m x 3.35m)
Window to the rear, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted gas hob & electric oven, plumbing for dishwasher, fridge freezer space.

Utility

7' 11" x 5' 2" (2.41m x 1.57m)
Half glazed door to the rear, radiator, plumbing for washing machine, generous understairs storage cupboard.

Downstairs Wc

Close coupled wc, hand wash basin radiator.

First Floor Landing

Split landing with doors to bedrooms & bathroom

Bedroom 1

13' 11" x 10' 9" (4.24m x 3.28m)
Window to the front, radiator, built in wardrobes, air conditioning unit.

Ensuite

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

Bedroom 2

10' 9" x 11' 3" (3.28m x 3.43m)
Window to the rear, radiator.

Bedroom 3

11' x 11' 11" (3.35m x 3.63m)
Window to the front, radiator.

Bedroom 4

8' 2" x 10' 1" (2.49m x 3.07m)
Window to the rear, radiator.

Bedroom 5

14' 1" plus recess x 11' 1" (4.29m plus recess x 3.38m)
Window to the front, radiator, part sloped ceiling, air conditioning unit.

Family Bathroom

Frosted window to the rear, close coupled wc, hand wash basin, panel bath with shower mixer tap, radiator.

Outside The Property

The front garden sits behind a fenced boundary with the driveway to the side which leads to the double garage with twin up & over doors, power connected, rear courtesy door & eaves storage.
The rear garden offers a good sized paved patio area and is laid to lawn, enclosed by fencing with gated side access.



view this property online williamhbrown.co.uk/Property/YXZ109250



welcome to

Stephenson Close, Yaxley Peterborough

- Lounge, extended dining room, study
- kitchen, utility, wc
- five bedrooms, ensuite, family bathroom
- gardens, double garage, driveway
- solar panel and home battery installation

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£463,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YXZ109250](https://www.williamhbrown.co.uk/Property/YXZ109250)



Property Ref:
YXZ109250 - 0010

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