



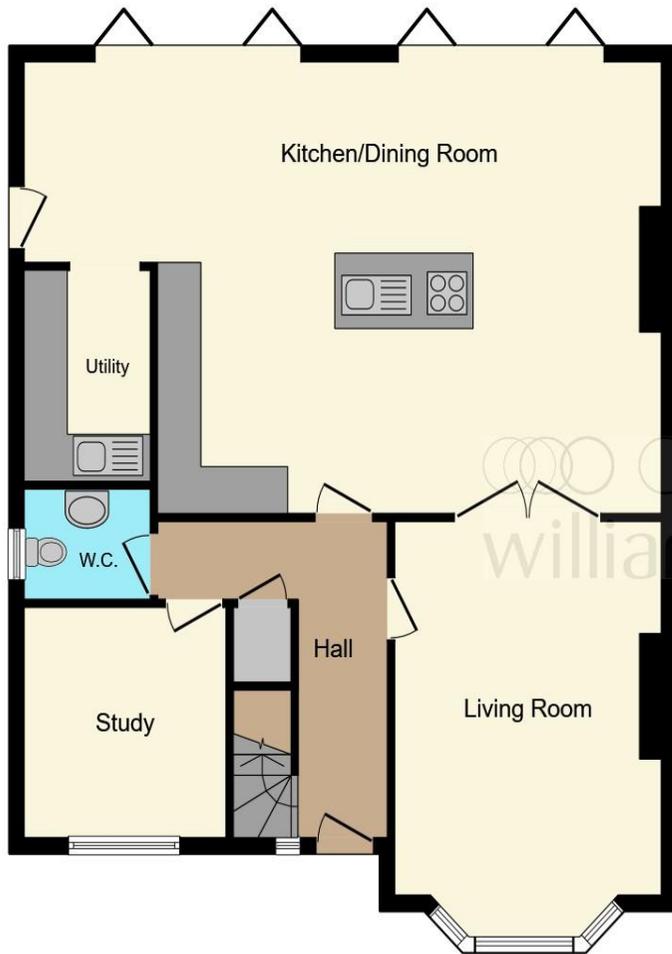
**Ford Close, Yaxley Peterborough PE7 3DT**

**welcome to**

## **Ford Close, Yaxley Peterborough**

A very well presented, extended & re-modelled family home which now offers: entrance hall, lounge, kitchen family room, utility, study, downstairs wc, four bedrooms, two with en-suite, family bathroom, re landscaped gardens, double garage & driveway. Viewing is essential to 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 a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Study**

9' 8" x 9' 2" ( 2.95m x 2.79m )

**Lounge**

12' 8" x 15' 4" ( 3.86m x 4.67m )

**Kitchen / Family Room**

29' 7" x 20' 3" max ( 9.02m x 6.17m max )

**Utility**

8' 8" x 5' 11" ( 2.64m x 1.80m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

13' 8" x 12' 7" max ( 4.17m x 3.84m max )

**En-Suite**

**Bedroom 2**

13' 11" x 9' ( 4.24m x 2.74m )

**Ensuite**

**Bedroom 3**

14' 8" max x 10' 5" max ( 4.47m max x 3.17m max )

**Bedroom 4**

13' 1" x 9' 7" ( 3.99m x 2.92m )

**Family Bathroom**

**Outside The Property**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Ford Close, Yaxley Peterborough

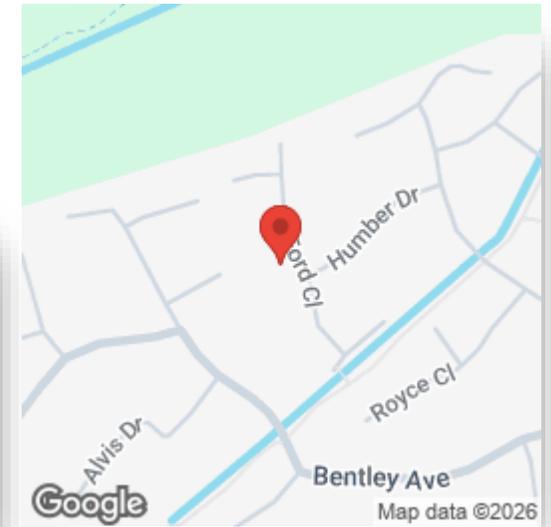
- Entrance Hall, Lounge
- Kitchen / Family Room, Utility
- Downstairs WC
- Four Bedrooms, Two En-Suites, Bathroom
- Study
- Double Garage, Driveway, Landscaped Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109382](https://www.williamhbrown.co.uk/Property/YXZ109382)



Property Ref:  
YXZ109382 - 0003

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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.



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