



Cock Close Road, Yaxley Peterborough
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Modern Detached House
- Three Bedrooms and En Suite Shower Area
- 19'1" Lounge and 18'3" Kitchen
- Conservatory/Dining Room
- Reception Hall/Study

Fantastic Spacious Detached Family Home in a popular area of Yaxley, in walking distance to local shops and schools, has easy access to the A1 and in brief the accommodation includes, Reception Room which is also being used as a Study which includes some built-in storage cupboards, door to the good size lounge, door to the Inner Hallway with stairs to the first floor landing and doors to the 18'3" long Kitchen with a range of fitted base and eye level units, cupboards and drawers, worktop space with a stainless steel one and a quarter single drainer sink unit, plumbing for a dishwasher, washing machine, space for a tumble dryer, fridge/freezer, cooker range, with an extractor over, Conservatory is currently being used as a Dining Room, it has light, power, TV point, Pvcu double glazed windows and a door to the rear garden, Upstairs First Floor Landing has



doors to the Three Bedrooms and to the Three Piece Family Bathroom, bedroom 1 benefits from having a En-Suite Shower Area comprising of a shower cubicle, low level wc and a wash hand basin, Outside frontage is open plan and mainly block paved providing Off Road Parking, Rear Garden is a nice size and is mainly laid to lawn with a block paved patio area.

Entrance Hall / Study - 3.84m max x 1.88m max (12'7"max x 6'2"max).

Lounge - 5.82m max x 3.96m max (19'1"max x 13'max).

Inner Hallway - 0.96m x 0.78m (3'2" x 2'7").

Kitchen - 5.56m x 2.46m (18'3" x 8'1").

Conservatory/Dining Room - 3.84m x 2.62m (12'7" x 8'7").

First Floor Landing:

Bedroom 1 - 4.37m max x 3.89m max (14'4"max x 12'9"max). L/shaped room.

(including En- Suite Shower Area)

Bedroom 2 - 2.97m x 2.31m exc door recess (9'9" x 7'7" excluding door recess).

Bedroom 3 - 2.84m max x 2.54m max inc recess (9'4"max x 8'4"max including recess).

Three Piece Family Bathroom:



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