



Pheasant Way, Yaxley Peterborough
£284,995 **Freehold**

**Sharman
Quinney**

Key Features



- Linked Detached Family Home
- Four Good Size Bedrooms
- Open Plan Kitchen/Diner
- 18' Long Lounge
- Family Bathroom

Perfect Family Home, in good order, close to local schools and various amenities, good access to the A1, in brief the accommodation comprises of, Entrance Porch with door the Open Plan Kitchen/Diner which has a range of fitted base and eye level units, cupboards and drawers, worktop space with a single drainer sink unit, built-in double oven, dishwasher, fridge/freezer, personal to the garage, doors to the Utility Room which has a worktop, plumbing for a washing machine, space for a tumble dryer, door to the Downstairs Cloakroom which is fitted with a two piece suite comprising of low level wc, wash hand basin with a cupboard under, Lounge has double glazed siding patio doors to the rear garden, Upstairs First Floor Landing has a airing cupboard housing the wall mounted heating boiler. Doors to the Four Bedrooms and to the three piece Family Bathroom



which comprises of a panelled bath with a hand shower attachment, over head shower, screen, low level wc, wash hand basin with a cupboard under, Outside frontage is open plan, gravel driveway leads to the Garage with a metal up and over door, light and power connected, door giving access to the Good Size Enclosed Rear Garden, laid mainly to lawn with a patio seating area.

Entrance Porch - 6' x 5' (1.83m x 1.52m)

Open Plan Kitchen/Diner - 18' max x 17'6" max (5.47m x 5.33m) l/shaped room.

Utility Room - 5' x 4'6" (1.52m x 1.38m)

Downstairs Cloakroom - 5' max x 3'8" max (1.52m x 1.14m)

Lounge - 18' x 11'1" (5.47m x 3.35m)

First Floor Landing:

Bedroom 1 - 13'8" x 9'4" (4.17m x 2.84m)

Bedroom 2 - 11'3" x 8'8" (3.43m x 2.64m)

Bedroom 3 - 9'5" x 8'9" (2.87m x 2.67m)

Bedroom 4 - 12' max x 8'9" max (3.66m x 2.67m) l/shaped room.

Three Piece Family Bathroom:



Single Garage - 16'4"max x 9.5"max (irregular shaped room)

To view this property call Sharman Quinney on:
01733 245400

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