



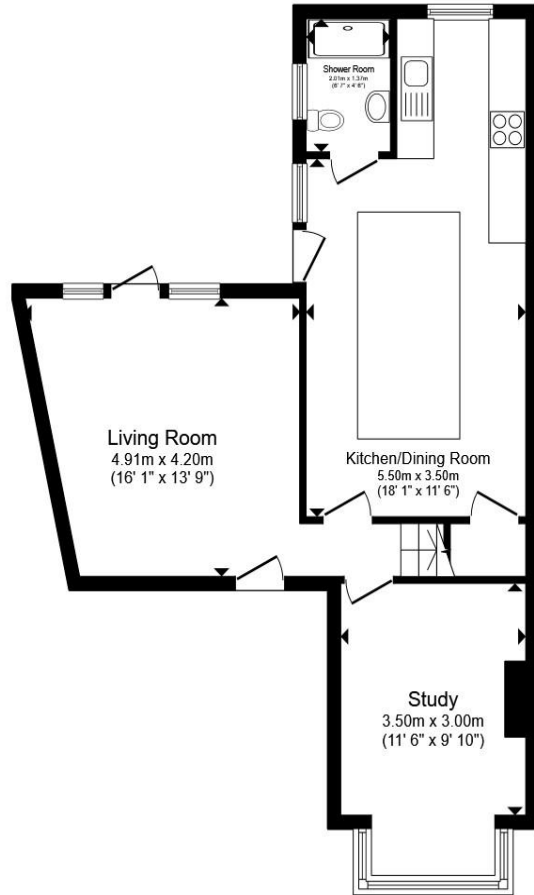
Broadway, Yaxley Peterborough PE7 3EE

welcome to

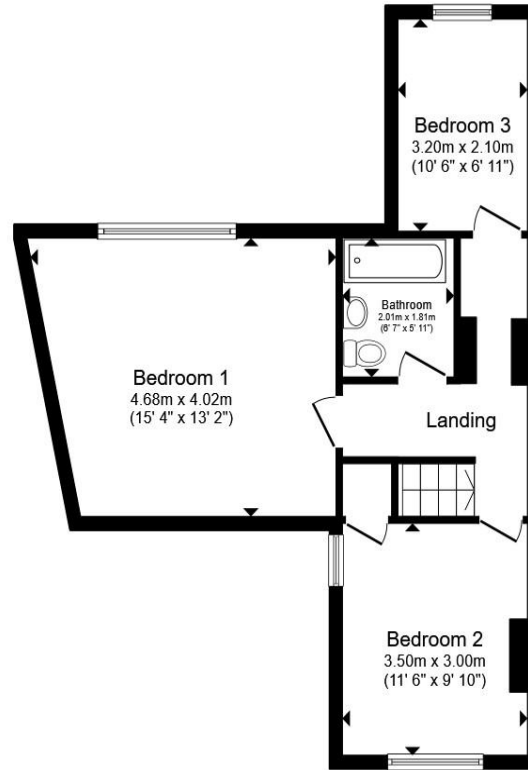
Broadway, Yaxley Peterborough

A well presented, deceptively spacious home which is nicely set back from the road in a pleasant non estate location. This home offers a great blend of character along with many modern conveniences and benefits from an especially good sized garden to the rear along with a garden cabin with power, ideal for those working from home!





Ground Floor



First Floor

Total floor area 109.8 m² (1,181 sq.ft.) approx

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.propertybox.io



Lounge

Glazed door to the rear & window to the front, cast style radiator.

Reception lounge/playroom

Windows to the front & side, cast style radiator.

Kitchen Diner

Window to the rear & door to the side, butler style sink with adjacent work surfaces, further work surfaces with cupboards below and wall mounted cupboards. Gas cooking range with further fitted microwave combi oven, plumbing for washing machine, integrated fridge freezer, pull out built in pantry, cast style radiator, central dining bar.

Downstairs Wc / Shower

Close coupled wc, hand wash basin, double shower, radiator.

First Floor Landing

Doors to:

Bedroom 1

Window to the rear, radiator.

Bedroom 2

Windows to the front & side, radiator.

Bedroom 3

Window to the rear, radiator.

Bathroom

Close coupled wc, hand wash basin, panel bath.

Outside The Property

The frontage provides off road parking / driveway. The rear garden is of a generous size and offers a range of paved and graveled seating areas over various levels and is laid largely to lawn with a range of established planting. There is a timber built garden cabin with power connected and approximate internal dimensions of 11ft 4in x 15ft 4in.

welcome to

Broadway, Yaxley Peterborough

- lounge and additional reception lounge/playroom
- kitchen diner
- downstairs wc / shower room
- three bedrooms, bathroom
- generous rear garden, driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109590 - 0006

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