



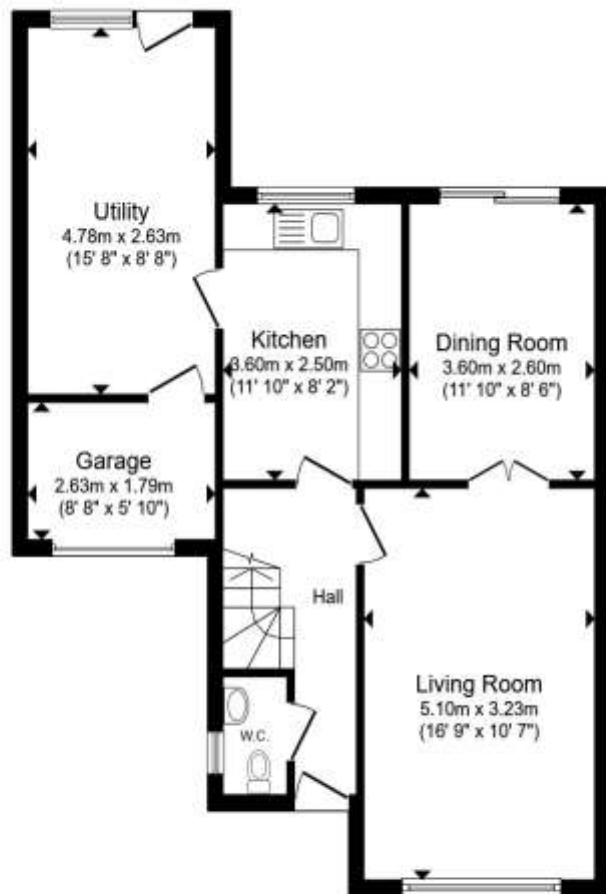
Fleming Close, Yaxley Peterborough PE7 3ZD

welcome to

Fleming Close, Yaxley Peterborough

Being offered with No Onward Chain and in a cul de sac location this very well presented family home which has been much improved and updated by the sellers. This property is set in a pleasant cul-de-sac on the edge of this sought after estate and benefits from a partly converted garage to provide additional accommodation to the ground floor and must be viewed to appreciate. Yaxley is situated approximately 6 miles to the south of Peterborough and offers all of the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs/restaurants. Main line Rail links to London King's Cross are available from Peterborough and nearby Huntington. 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 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

Lounge

Dining Room

Family Room

Kitchen

Downstairs Wc

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Total floor area 116.7 m² (1,257 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

welcome to

Fleming Close, Yaxley Peterborough

- No Onward Chain
- Cul De Sac Location
- Entrance Hall
- Lounge, Dining Room
- Kitchen, Family Room, Downstairs WC
- Four Bedrooms, Ensuite to Master, Family Bathroom
- Gardens and Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YXZ109458](https://www.williamhbrown.co.uk/Property/YXZ109458)



Property Ref:
YXZ109458 - 0007

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