



Foxglove Close, Yaxley Peterborough PE7 3GW

welcome to

**Foxglove Close, Yaxley
Peterborough**

- Entrance hall, lounge
- Kitchen diner, study
- Utility, downstairs wc
- Four bedrooms, two with ensuite
- Bathroom, gardens, double garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£325,000

view this property online williamhbrown.co.uk/Property/YXZ109651



Property Ref:
YXZ109651 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

A deceptively spacious family home which is in a tucked away spot at the top of a cul de sac location, looking to an open grassed area at the front.

This home is offered for sale with no onward chain & with benefits to include an ensuite to two of the bedrooms as well as a study, utility & downstairs wc, we feel that this could make an ideal home for the growing family!.

A well proportioned, deceptively spacious family home, offered with no onward chain and comprising: entrance hall, lounge, kitchen diner, utility, downstairs wc, four bedrooms, two with ensuite, family bathroom, gardens & double garage. Must be viewed to appreciate.

Entrance Hall

Lounge

15' 5" x 13' 8" (4.70m x 4.17m)

Study

9' 7" x 11' 10" (2.92m x 3.61m)

Kitchen Diner

19' 3" x 10' 4" max (5.87m x 3.15m max)

Utility

5' 11" x 6' 8" (1.80m x 2.03m)

Downstairs Wc

First Floor Landing

Bedroom 1

13' 6" max x 13' 1" max (4.11m max x 3.99m max)

Ensuite

Bedroom 2

12' 7" max x 10' (3.84m max x 3.05m)

Ensuite

Bedroom 3

10' 6" x 8' 7" (3.20m x 2.62m)

Bedroom 4

10' 5" x 9' (3.17m x 2.74m)

Bathroom



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