



The Green, Yaxley Peterborough
£595,000 **Freehold**

**Sharman
Quinney**

Key Features



- Substantial Detached Family Home
- Four Good Size Bedrooms
- En-Suite Bathroom + Two Further Bathrooms
- Four Reception Rooms + Games Room
- Fitted Kitchen + Breakfast Room

A rare opportunity to acquire a particularly spacious and versatile family home occupying a prominent position in the very popular village of Yaxley, on the ground floor the accommodation begins with an Entrance Porch, door to the Reception Area with a door to the rear and leads into the main living areas comprising of a Downstairs Three Piece Bathroom, generous Lounge, Dining Room with a feature bar area, well proportioned kitchen fitted with a range of base and eye level units, cupboards and drawers, worktop space , one and a quarter single and drainer sink unit, built-in five ring gas hob, electric oven, AGA, fridge/freezer, under unit lights, Breakfast/Utility Room has some fitted base and eye level units, worktop space, one and a half single drainer sink unit, plumbing for a washing machine, space for a tumble dryer and fridge, via



a trap door there is steps down to the cellar, from the Family Room a door to the side lobby with a doors to the rear and to the large Games Room, Sun Room with double doors to the driveway, door to the Spar Suite comprising of a hot tub, walk-in shower cubicle. Downstairs Cloakroom and a walk-in sauna. Upstairs from the Gallery Landing doors to the Four Bedrooms, four piece Family Bathroom, from bedroom one a door giving access to the four piece En-Suite Shower Room, Outside from the rear the wrought iron gates open up to give access to the block paved driveway providing ample Off Road Parking and leads to the Garage/Outbuilding, currently is has been converted to provide workshop and storage areas, via a wooden gate there a block paved Yard Area which gives access to the outside two piece WC.

Entrance Porch:
Reception Area:
Inner Hallway:
Downstairs Bathroom:
Separate Lounge:
Separate Dining Room:
Separate Sitting Room:
Fitted kitchen:
Breakfast / Utility Room:
Cellar:
Games Room:
Family Room:
Sun Room:
Spar Suite:





Total floor area 281.1 m² (3,026 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

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First Floor Gallery Landing:

Master Bedroom:

En-Suite Bathroom:

Bedroom 2;

Bedroom 3:

Bedroom 4:

Family Bathroom:

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Notes: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

To view this property call Sharman Quinney on:
01733 245400

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Contact us to arrange a **FREE** home valuation.

 01733 245400

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX204118 - 0003

