



Scott Drive, Yaxley Peterborough
£275,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Three Storey Town House
- Four Bedrooms + En-Suite Shower Room
- Kitchen/Diner + Living Room
- Downstairs Cloakroom + Family Bathroom
- Enclosed Rear Garden

Located in a modern development set back from the main road, benefits from having a children's enclosed play area to the front, close to local amenities, schools and in easy access to the A1, in brief the accommodation comprise of Entrance Hall with stairs to the first floor landing, doors to the Living Room with French doors opening out to the rear garden, kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with single drainer sink unit, space for a fridge/freezer, plumbing for a washing machine and dishwasher, built-in four ring gas hob, electric oven, wall mounted heating boiler, First Floor Landing has stairs to the second floor landing, built-in airing cupboard, doors to Bedrooms, 2,3,4 and to the Three Piece Family Bathroom which includes panelled bath, low level wc, pedestal wash hand basin, Second Floor



Landing has a door to the Spacious Bedroom 1 which includes a dressing area and a door to the Three Piece En- Suite Shower Room comprising of a walk-in shower cubicle with a overhead shower and a hand held shower attachment, low wc, pedestal wash hand basin, heated towel rail. Outside frontage is open plan with the allocated parking space, Rear Garden is enclosed laid mainly to lawn wooden decked patio seating area.

Entrance Hall:

Downstairs Cloakroom:

Living Room:

Kitchen/Diner:

First Floor Landing:

Bedroom 2:

Bedroom 3:

Bedroom 4:

Family Bathroom:

Second Floor Landing:

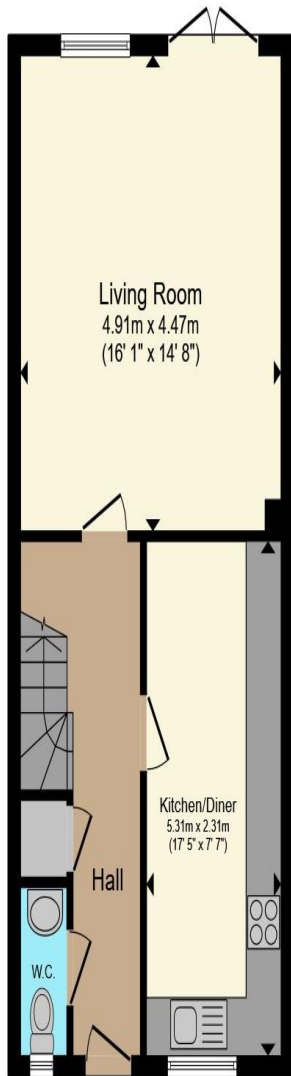
Bedroom 1:

En-Suite Suite Shower Room:

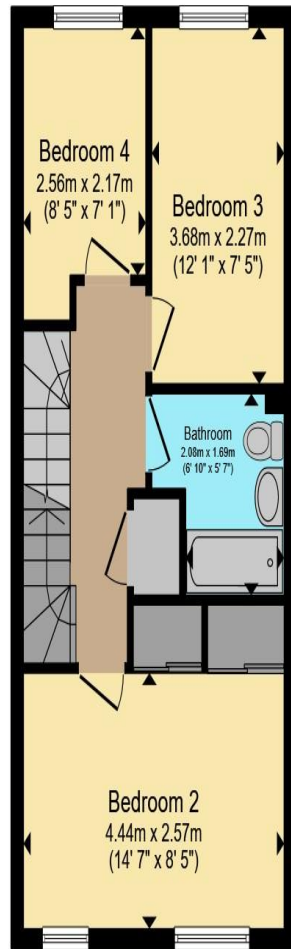
All measurements are listed on the floor plan.

Agents Note: 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.

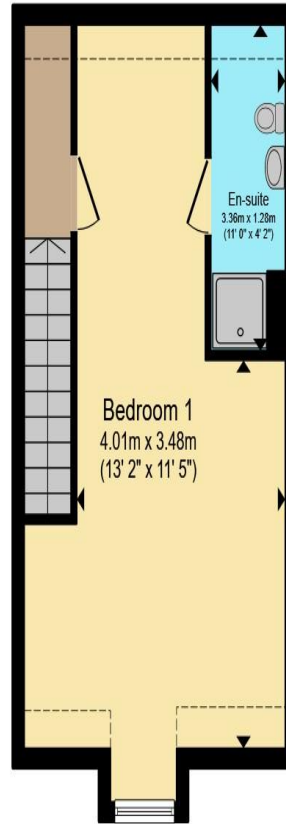




Ground Floor



First Floor



Second Floor

Total floor area 121.7 m² (1,310 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

**Sharman
Quinney**

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