



## 3 Nightingale Drive Yaxley Peterborough PE7 3HR

Guide price £365,000



A detached well presented family home in the Village of Yaxley, having been extended and much improved. The property offers over 1200 sq ft of accommodation, refitted bathroom and cloakroom, an impressive 8.8m open plan kitchen/dining/family room. The kitchen is of a high specification with integrated appliances and matching breakfast bar. Bi folding doors within the lounge lead out to the rear landscaped garden making an ideal entertainment area. The property is located on a good sized plot with a gravelled driveway leading to the garage with roller door and office to rear.



## Entrance Hall

## Cloakroom

Utility 2.75m (9') x 2.71m (8'11")

Kitchen / Dining / Family Room 8.84m (29') x 3.59m (11'9")

Lounge 4.58m (15') x 3.20m (10'6")

## First Floor Landing

Bedroom 1 4.72m (15'6") x 2.90m (9'6")

Bedroom 2 4.02m (13'2") x 2.90m (9'6")

Bedroom 3 2.79m (9'2") x 2.00m (6'7")

Bedroom 4 3.17m (10'5") max x 2.79m (9'2")

## Bathroom

## OUTSIDE

Landscaped garden to rear, paved patio seating area, artificial lawn area and panelled fencing. Gravelled driveway to front providing off road parking for several vehicles and leading to the garage with roller door. Office to rear.

Office 3.20m (10'6") x 2.55m (8'5")

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

