



FITZJOHN
SALES & LETTINGS

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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")

Area Map



Floor Plans



Energy Efficiency Graph

