



## 293 Broadway Yaxley Peterborough PE7 3NR

Guide price £800,000



An extended and much improved detached four bedroom family home in the sought after Village location of Yaxley. With over 4000 sq feet the property boasts five reception rooms, separate cloakroom and utility, refitted en suite and family bathroom. Having had refitted windows, doors and facias, refitted boiler and under floor heating to the garden room. Electric gates provide access to the property with substantial driveway and parking. The oversized double garage has three phase electric. The property benefits from potential for further accommodation to the first floor by way of a loft conversion.

There is a development potential which would suit an annexe/business/work from home. The private South facing established garden is of a good size and has outside power and tap.

This is an opportunity to create a substantial family home on an enviable plot of approx. 0.4 acre plot, with easy access to Peterborough Train Station and the A1 North and South.



Entrance Porch

Entrance Hall

Sitting Room 4.71m (15'5") x 4.08m (13'5")

Family Room 8.91m (29'3") x 7.11m (23'4")

Kitchen/Breakfast Room / Family 3.17m (10'5") x 2.00m (6'7")

Dining Room 6.89m (22'7") x 4.05m (13'3") max

Conservatory / Study / Office 7.04m (23'1") x 4.47m (14'8")

Utility 2.46m (8'1") x 1.78m (5'10")

Garden Room

Cloakroom

Boiler Room

First Floor Landing

Master Bedroom 6.28m (20'7") x 4.16m (13'8")

En Suite

Family Bathroom

Bedroom 3 4.07m (13'4") x 3.92m (12'10")

Bedroom 2 4.02m (13'2") x 3.92m (12'10")

Bedroom 4 2.82m (9'3") x 2.25m (7'5")

OUTSIDE

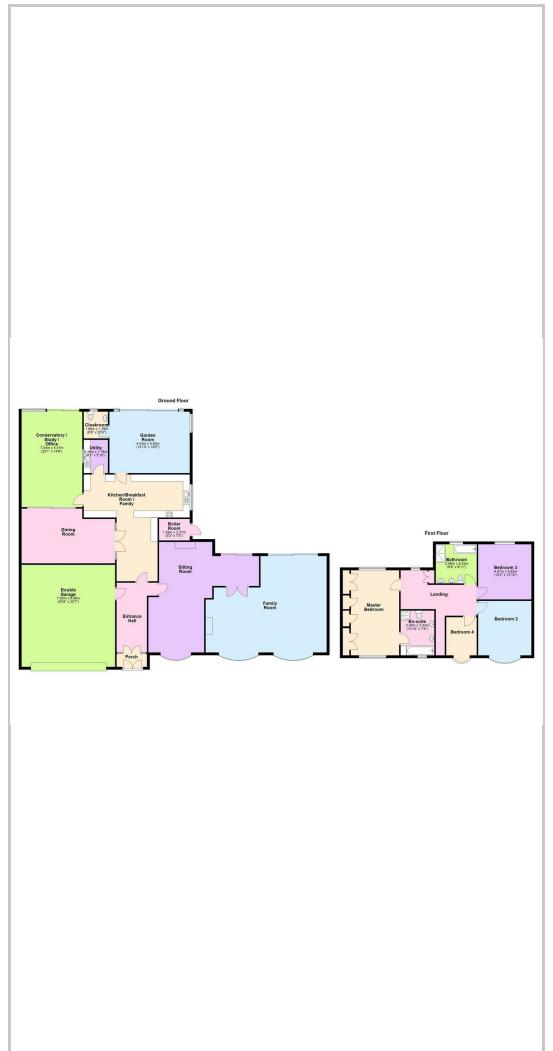
Private South facing garden to rear. Double garage with up and over door.

\*\*\* 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

