



**FITZJOHN**  
SALES & LETTINGS

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## 14 Poppy Close Yaxley Peterborough PE7 3FA

£345,000



Detached family home with open field views to the front, located in the sought after village location of Yaxley. The property offers four bedrooms, en suite to master, three reception rooms and a refitted impressive 7.7m kitchen diner with integrated appliances. An enclosed garden with paved seating area can be found to the rear. A driveway provides off road parking and leads to the single garage.



Entrance Hall

Study 2.95m (9'8") x 1.88m (6'2") max

Kitchen/Dining Room 7.80m (25'7") x 2.87m (9'5")

Cloakroom

Lounge 4.35m (14'3") x 3.59m (11'9")

First Floor Landing

Bedroom 1 4.53m (14'10") x 2.57m (8'5")

Bedroom 2 3.81m (12'6") x 2.38m (7'10")

Bedroom 3 3.20m (10'6") x 2.42m (7'11") max

Bedroom 4 2.60m (8'6") x 2.32m (7'7")

Bathroom

OUTSIDE

Enclosed garden to rear with panelled fencing, paved seating area and laid to lawn.

\*\*\* 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

