



Beautifully Presented Home

Attractive Rear Garden

Cul-de-sac Location

Four Bedrooms

Modern Kitchen Diner

Ample Parking Space



Beauvoir Place
Peterborough, PE7 3NJ

Guide Price £350,000

Step inside this beautifully presented home, in the ever popular location of Yaxley. Set in a cul-de-sac location, just off Main Street, this four bedroom detached family home could be perfect for a growing or established family.

This home is attractive on the eye, has plenty of kerb appeal and sits in the cul-de-sac amongst just four other properties.

The front driveway can park up to four vehicles and also has an area laid to gravel, with attractive shrubbery scattered around.

Upon entrance and into the hallway, the property is welcoming and laid with wooden flooring throughout the ground floor. To the right of hallway is a family room. It's a room built and used for the current owners needs, it could easily be a study too and gives options to any prospective new owners.

Further into the property, there is a downstairs WC, lounge and kitchen/diner. To the left is the kitchen diner, it has a range of modern units which are plentiful and attractive. It also has an integrated single oven, electric hob and plumbing for a washing machine or dishwasher. This leads through into the dining room which is bright and airy, views of the rear garden are taken in with patio doors opening out on the patio area.

Sliding doors separate the dining room and the lounge, they are modern and make living arrangements open and free to move between easily. The lounge is beautifully presented with a feature fireplace taking centre stage, its neutrally decorated with a feature wall and is an excellent living space.

Leading upstairs, which are laid with carpet are four bedrooms, an en-suite and the family bathroom. The master bedroom is to the rear of the property and has integrated wardrobes. The current owners have also made use of the space to include a dressing area, again with integrated furniture.

Bedroom two is a double room and to the front of the home. It's primarily used as a guest room with an en-suite but could easily be used as the master bedroom if required. Two further bedrooms are located on this floor, one of which is currently being used as a study.

The family bathroom is contemporary and has a shower above the bath. There is a hand basin, toilet, bath and heated towel rail too.

The rear garden is extremely well presented and has a patio area as well as an area laid to lawn. There are plenty of shrubs, greenery and flowers, which make the garden attractive and easy on the eye.

To the left of the property is a utility room and garage. An inner walkway separates these rooms from the home itself and the utility room takes up half of the space, with the garage also being used as storage. The utility room has worktop space and spaces for a fridge and freezer, there is also a sink.

This home needs to be viewed to be fully appreciated and will undoubtedly make a fantastic family home.

If you would like to view, please call the office on 01733 893520.

Measurements:

Family Room - 5.61m x 3.32m (18'5" x 10'11")

Lounge - 3.78m x 4.85m (12'5" x 15'11")

Dining Area - 3.53m x 2.77m (11'7" x 9'1")

Kitchen - 4.44m x 2.77m (14'7" x 9'1")

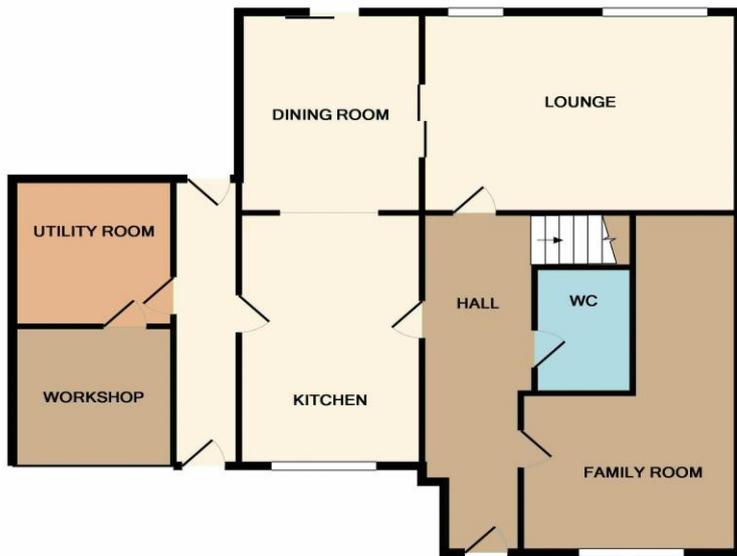
Utility Room - 2.46m x 2.48m (8'12" x 8'2")

Bedroom One - 4.67m x 3.35m (15'4" x 11'0")

Bedroom Two - 4.46m x 2.98m (14'8" x 9'9")

Bedroom Three - 3.82m x 2.98m (12'6" x 9'9")

Bedroom Four - 2.90m x 2.84m (9'6" x 9'4")



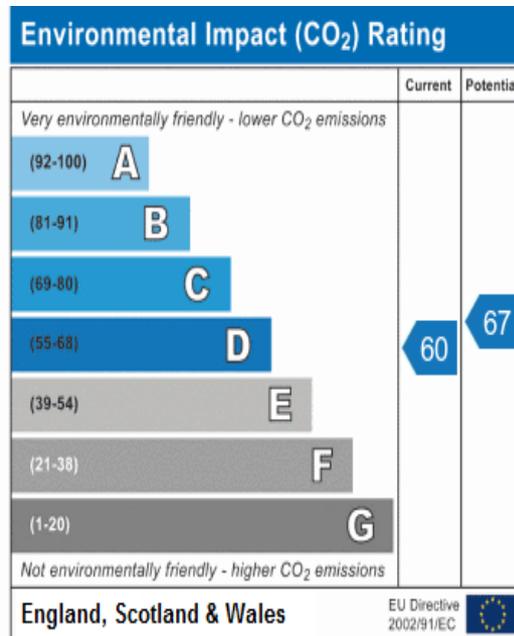
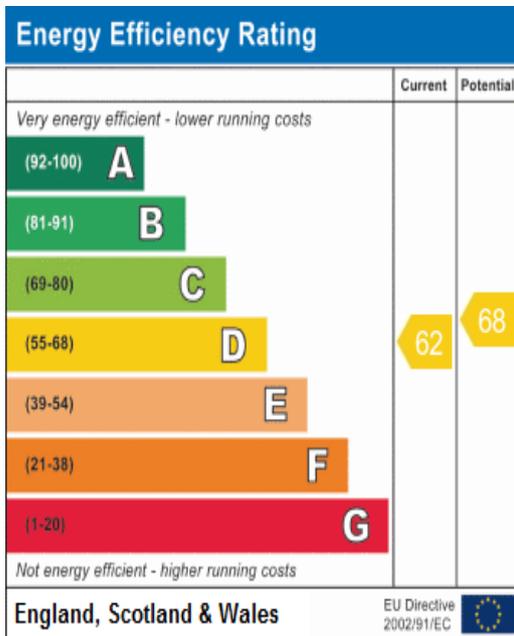
GROUND FLOOR
APPROX. FLOOR
AREA 922 SQ.FT.
(85.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1579 SQ.FT. (146.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.