



**Baird Close, Yaxley Peterborough PE7 3GB**

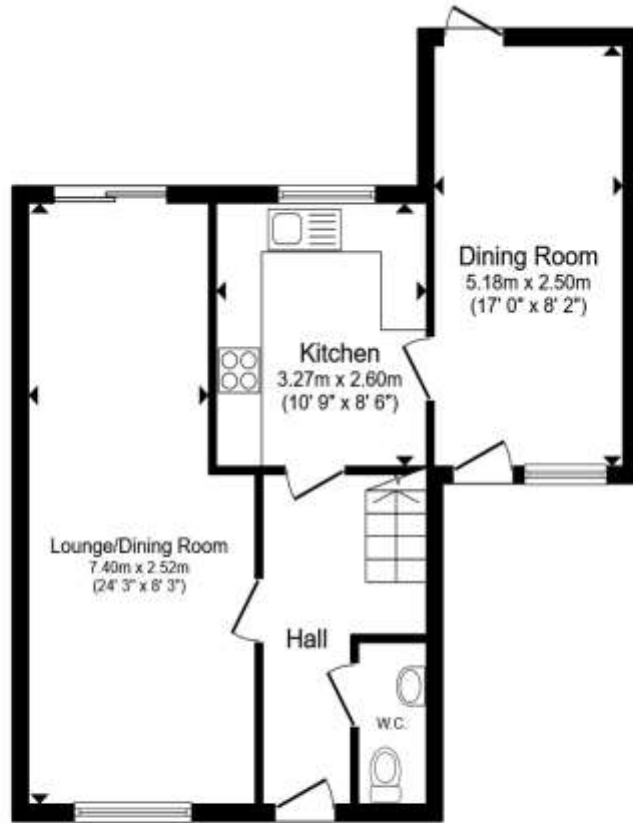
**welcome to**

## **Baird Close, Yaxley Peterborough**

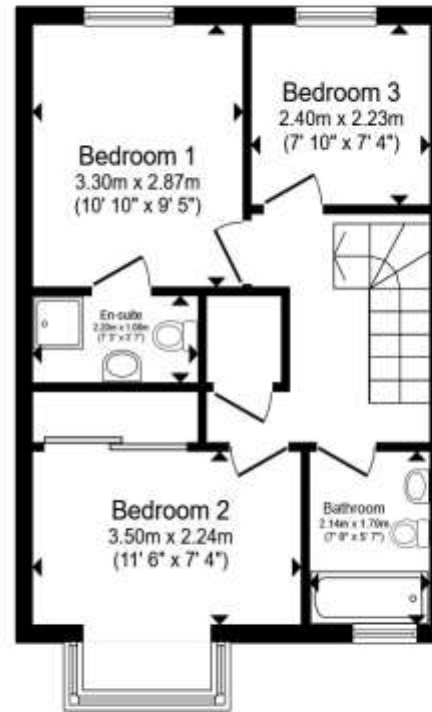
A very well presented family home set in a pleasant cul de sac & offering: entrance hall, lounge, dining room, family room, kitchen, downstairs wc, three bedrooms, ensuite to the master, family bathroom, front & rear gardens & driveway. This home must be viewed to fully appreciate! Yaxley is situated approximately 6 miles to the south of Peterborough & offers all of the amenities one would expect of a large Village, to include well regarded schooling, award winning Doctor's Surgery, as well as Dentists, supermarket and range of pubs / restaurants. Main line Rail links to London King's Cross are available from Peterborough & nearby Huntingdon.

The estate that this property is part of, was commenced circa 2000, built by three major building companies of the time and has matured into a well regarded part of the Village, with an open, non congested feel, open spaces and small recreation areas. There is a a good mix of housing types, underpinned by strong demand from buyers, ranging from first time buyers, family movers and retired clients alike.





**Ground Floor**



**First Floor**

Total floor area 92.6 m<sup>2</sup> (996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Lounge Diner**

24' 3" x 9' 10" max ( 7.39m x 3.00m max )

**Family Room**

16' 11" x 8' 2" ( 5.16m x 2.49m )

**Kitchen**

10' 11" x 8' 7" ( 3.33m x 2.62m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

10' 10" x 9' 8" ( 3.30m x 2.95m )

**Ensuite**

**Bedroom 2**

11' 5" x 7' 3" ( 3.48m x 2.21m )

**Bedroom 3**

7' 11" x 7' 6" ( 2.41m x 2.29m )

**Bathroom**

**Outside The Property**

welcome to

## Baird Close, Yaxley Peterborough

- Entrance Hall
- Lounge diner
- Kitchen, family room, downstairs WC
- Three Bedrooms, ensuite to master, family bathroom
- Front & rear gardens, driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109658](http://williamhbrown.co.uk/Property/YXZ109658)



Property Ref:  
YXZ109658 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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