

55 QUEEN STREET, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 3JE

£260,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Overview Located on the charming Queen Street in Yaxley, this extended 3-bedroom end-terraced property offers an abundance of living space, stylish features, and modern comforts. Ideal for families, professionals, or those seeking a spacious home, the property is perfectly situated close to local amenities, schools, and excellent transport links.

Ground Floor Upon entering the property, you are greeted by a bright hallway leading to a generously sized utility area. Complete with built-in storage, this space is practical and perfect for everyday needs.

Further along, you'll find an impressive four-piece family bathroom. This luxurious space is finished to a high standard and boasts a roll-top bath, walk-in shower, toilet, and basin. The bathroom is fully tiled, offering a sleek and modern finish.

At the end of the entrance hall, you'll discover the heart of the home — a large kitchen diner. The kitchen area is spacious and well-lit, featuring modern appliances and a breakfast bar, perfect for casual dining or entertaining guests.

The adjoining dining area is equally spacious, with French doors that open out onto the rear garden, allowing plenty of natural light to flood the space.

To the left of the hallway, the front of the house features a living room. This large, bright room benefits from two windows, ensuring plenty of natural light and creating a welcoming and comfortable space for relaxation.

First Floor, Upstairs, the property features three bedrooms.

Bedroom one and bedroom two are spacious double rooms, perfect for family members or guests. Bedroom three offers flexibility — it can be used as a bedroom, home office, or additional storage space.

Exterior Outside, the property boasts off-road parking for up to three cars, with gated access to the garage from the side of the house.

The garage is currently used as a workshop and is fully equipped with lights and electrics, offering versatile usage options.

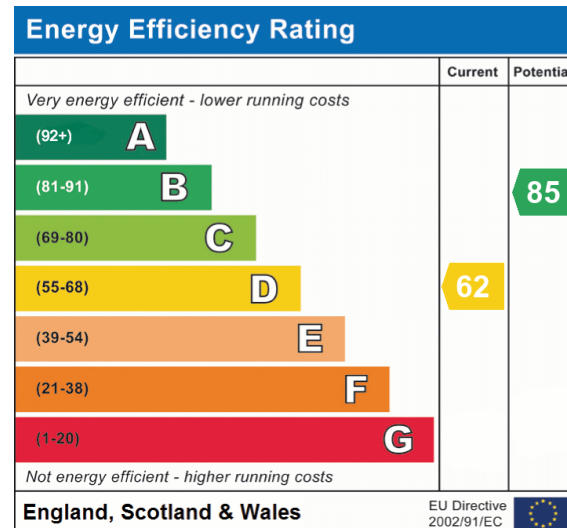
The rear garden is private and overlooks fields, providing a peaceful outdoor retreat.

The garden is divided into a patio area, ideal for al fresco dining, and a lawn area for relaxation and outdoor activities.

Location The property is ideally located in a sought-after area of Yaxley, with easy access to local schools, amenities, and major routes, making it perfect for commuters and families alike.



EPC Rating: D (62)



ENTRANCE HALL

1.971m x 1.082m (6' 6" x 3' 7")

UTILITY

1.635m x 2.345m (5' 4" x 7' 8")

FAMILY BATHROOM

4.071m x 2.191m (13' 4" x 7' 2")

KITCHEN

2.882m x 3.592m (9' 5" x 11' 9")

DINER

4.84m x 3.592m (15' 11" x 11' 9")

LOUNGE

3.382m x 5.028m (11' 1" x 16' 6")

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

3.573m x 0m (11' 9" x 0' 0")

BEDROOM TWO

3.365m x 4.125m (11' 0" x 13' 6")

BEDROOM THREE

2.924m x 2.389m (9' 7" x 7' 10")