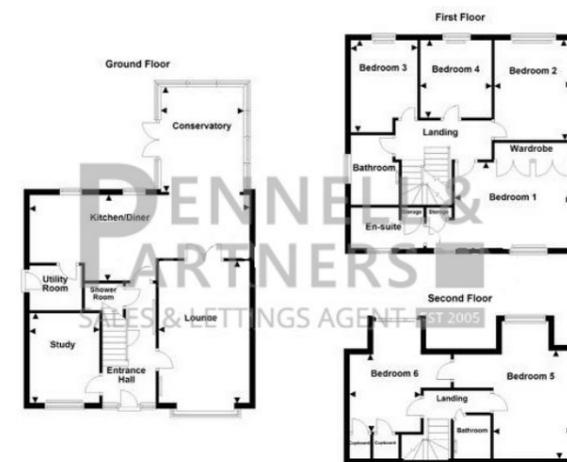


29 ALVIS DRIVE, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 3AH

£420,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

From the moment you step through the front door, you're welcomed by a generous entrance hall, which sets the tone for the rest of this beautifully presented home.

To the ground floor, you'll find a modern shower room, a well-proportioned lounge, and a separate study – ideal for working from home or as a playroom.

The open-plan kitchen and dining room forms the heart of the home and flows seamlessly into a bright conservatory, complete with an all-year-round warm roof – creating a perfect space for both everyday family life and entertaining guests.

A separate utility room adds convenience and functionality.

The first floor hosts the impressive master bedroom with its own modern en-suite, along with three further bedrooms and a stylish family bathroom.

All rooms are spacious and well-lit, with ample storage and versatile use.

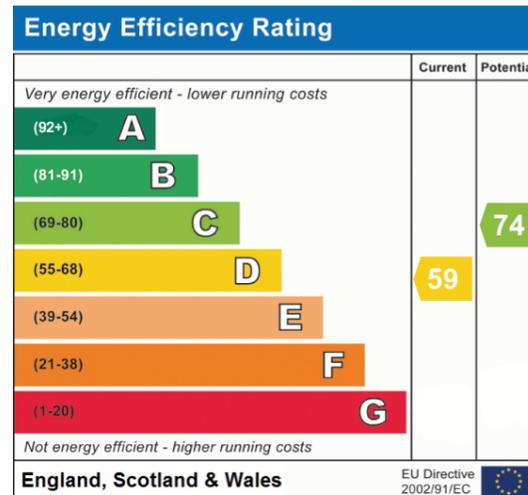
A thoughtfully designed and professionally finished loft conversion provides two additional bedrooms and a bathroom – ideal for teenagers, guests, or even a private work-from-home retreat.

Outside, the property continues to impress. The large driveway offers ample off-road parking for multiple vehicles, and there's a detached double garage, complete with potential for a mezzanine floor, making it perfect for storage or even a home gym or workshop.

To the rear, you'll find a generously sized enclosed garden, mostly laid to lawn with a spacious patio area and decking – ideal for summer BBQs, family gatherings, or simply relaxing in your own private oasis.



EPC Rating: D (59)



GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.21m x 5.01m (10' 6" x 16' 5")

KITCHEN/DINER

7.77m x 3.03m (25' 6" x 9' 11")

UTILITY ROOM

CONSERVATORY

2.92m x 3.71m (9' 7" x 12' 2")

STUDY

2.47m x 3.21m (8' 1" x 10' 6")

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

3.03m x 4.14m (9' 11" x 13' 7")

EN-SUITE

BEDROOM TWO

2.73m x 3.66m (8' 11" x 12' 0")

BEDROOM THREE

2.41m x 3.37m (7' 11" x 11' 1")

BEDROOM FOUR

2.52m x 2.74m (8' 3" x 9' 0")

FAMILY BATHROOM

SECOND FLOOR

BEDROOM FIVE

2.69m x 3.82m (8' 10" x 12' 6")

BEDROOM SIX

2.51m x 2.74m (8' 3" x 9' 0")

BATHROOM

OUTSIDE

GARDEN

The Rear garden is mainly laid to lawn with patio seating area. the front garden is laid to block paved driveway with parking for multiple vehicles.

DOUBLE GARAGE