



FITZJOHN
SALES & LETTINGS

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34 Violet Way Yaxley Peterborough PE7 3WE

Guide price £375,000



Well presented throughout is this detached family home located on a corner plot in the Village of Yaxley. Accommodation comprises four bedrooms, en suite to bedroom one, separate cloakroom, utility room and an impressive 5.99m x 3.3m lounge with doors out to garden area. The modern kitchen benefits from having integrated appliances and to the rear of the property is a landscaped garden. A driveway provides off road parking for three vehicles and leads to the detached garage with power and lighting.



Entrance Hall 4.34m (14'3") x 2.06m (6'9")

Lounge 5.99m (19'8") x 3.39m (11'1")

Cloakroom 1.74m (5'9") x 0.82m (2'8")

Kitchen/Dining Room 5.99m (19'8") x 2.77m (9'1")

Utility 2.06m (6'9") x 1.55m (5'1")

First Floor Landing

Bedroom 1 3.49m (11'5") x 3.45m (11'4")

En-suite 1.99m (6'7") x 1.58m (5'2")

Bedroom 2 3.50m (11'6") max x 2.92m (9'7")

Bedroom 3 2.97m (9'9") x 2.47m (8'1")

Bedroom 4 2.40m (7'11") x 2.34m (7'8")

Bathroom 2.52m (8'3") max x 1.70m (5'7")

OUTSIDE

Driveway providing off road parking for three vehicles and leads to the detached single garage with power and lighting. Enclosed landscaped garden to rear with paved patio seating area, panelled fencing, artificial lawn area and gated rear access.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. 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

