



**19 Pheasant Way, Yaxley, Peterborough, PE7 3HN**  
**£289,995**

We are delighted to offer for sale this great value link detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus a contemporary bathroom and WC. Items of note include a separate utility room, patio doors to the rear and an impressive rear garden. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance porch, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from off road parking plus an attached garage with power and light. There is an impressive garden area to the rear.

Tenure - Freehold

Council Tax - Band D

The property comprises.

#### GROUND FLOOR

##### Entrance Porch

With laminate flooring.

##### Lounge 18'0" x 11'1" (5.50m x 3.40m)

With carpets and curtains. Patio doors leading to the rear garden.

##### Dining Kitchen 18'0"(max) x 17'7"(max) (5.50m(max) x 5.37m(max))

Having a comprehensive range of modern wall and base units with complimenting thin profile laminate worktops and upstands plus glass splash back. With double oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Personnel door leading to garage.

##### Utility Room 4'11" x 4'6" (1.51m x 1.38m)

With laminate worktop and tiling plus vinyl flooring.

##### WC 4'11" x 3'8" (1.52m x 1.14m)

Having contemporary white sanitary ware, vanity basin, tiling and vinyl flooring.

#### FIRST FLOOR

##### Landing

With fitted carpets. Access to airing cupboard.

##### Bedroom 1 13'8" x 9'0" (4.19m x 2.76m)

With carpets and curtains.

##### Bedroom 2 11'11"(max) x 8'11"(max) (3.65m(max) x 2.73m(max))

With carpets and blinds.

##### Bedroom 3 11'3" x 8'9" (3.44m x 2.68m)

With carpets and curtains.

##### Bedroom 4 12'0"(max) x 8'10"(max) (3.66m(max) x 2.71m(max))

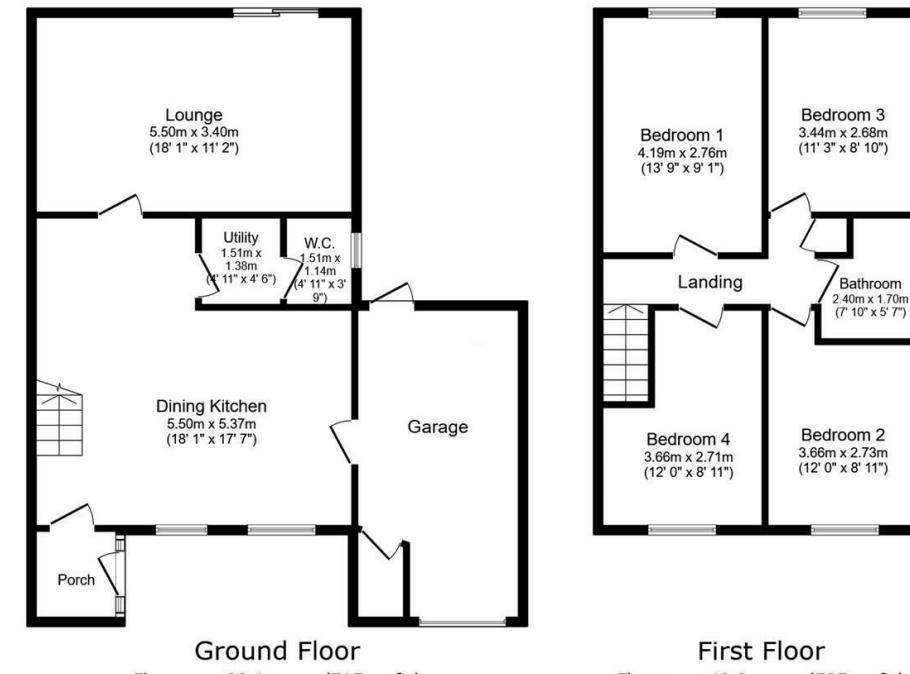
With carpets and curtains.

##### Bathroom 7'10"(max) x 5'6"(max) (2.40m(max) x 1.70m(max))

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, chrome ladder radiator, mirror, tiling and laminate flooring.

#### EXTERNAL

The property benefits from off road parking plus an attached garage with power and light. There is an impressive garden area to the rear.



Total floor area: 115.2 sq.m. (1,240 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)