

Smart Move

2 Laurel Close
Yaxley
Peterborough
Cambridgeshire.
PE7 3LQ

425,000



- Extended Family Home
- Four Bedrooms
- Three Reception Rooms
- Bathroom and Shower Rooms
- Fantastic Location
- Open Plan Kitchen/Breakfast/Family Room with Bi-Folding Doors



Ref: PRA12613

Viewing Instructions: Strictly By Appointment Only

General Description

**** FANTASTIC LOCATION WITH CHURCH VIEWS****

Smart Move are thrilled to present this extended, detached home in a very exclusive and rarely available location within Yaxley. Much improved by the current owners, the property has had extensive works carried out in the last three years which included, full rewiring, new heating system, new roof, a two storey extension and a cosmetic overhaul throughout.

Accommodation comprises entrance hall, downstairs shower room, living room, utility area, office, open plan kitchen/family room and playroom to the ground floor. To the first floor, there are four double bedrooms and a family bathroom.

Outside, to the front there is off road parking and to the rear is an enclosed garden.

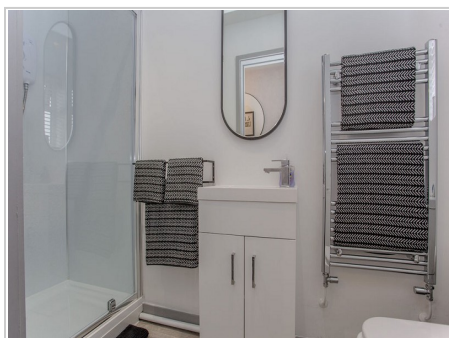
To arrange your viewing, please call our sales team.

Accommodation



Entrance Hall

Radiator, stairs to first floor.

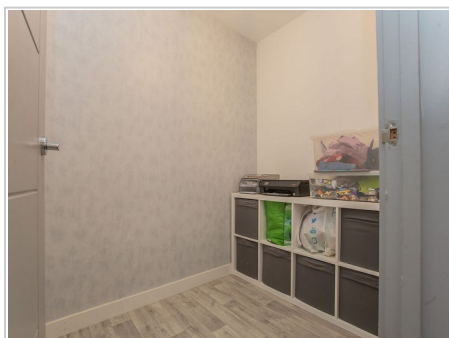


Downstairs Shower Room (8' 11" x 3' 3") or (2.73m x 0.99m)

Double glazed window to front, three piece suite comprising shower enclosure, wash hand bas and wc, towel rail, spotlights.

Utility Area (3' 11" x 3' 5") or (1.19m x 1.04m)

Wall mounted boiler, space for washing machine and tumble dryer.



Study (6' 11" x 6' 8") or (2.12m x 2.02m)

Radiator.



Kitchen Breakfast Family Room (26' 3" x 18' 4") or (7.99m x 5.60m)

L Shape, stunning kitchen/breakfast room with matching range of base and eye level units with work surfaces over, feature central island, built in fridge/freezer, built in, additional freezer, built in dishwasher, two integrated ovens with hob and extractor hood over, bi-folding doors to garden, two skylight windows, two radiators, spotlights.



Play Room (13' 7" x 6' 11") or (4.14m x 2.12m)

Double glazed window to rear, radiator.

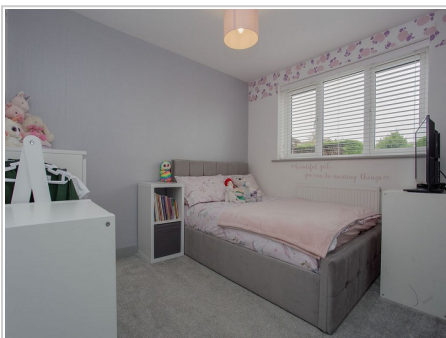
Landing

Doors to bedrooms and bathroom, radiator.



Bedroom 1 (15' 5" x 10' 8") or (4.71m x 3.25m)

Double glazed window to front, radiator.



Bedroom 2 (10' 9" x 10' 2") or (3.27m x 3.09m)

Double glazed window to rear, radiator.



Bedroom 3 (18' 8" x 6' 11") or (5.70m x 2.12m)

Double glazed windows to front and rear, radiator.



Bedroom 4 (9' 10" x 7' 6") or (2.99m x 2.28m)

Double glazed window to front, radiator.



Bathroom (8' 10" x 6' 10") or (2.70m x 2.08m)

Double glazed window to rear, fitted with a three piece suite comprising bath with shower over, wash hand basin and wc, towel rail, spotlights.

Outside

To the front, there is off road parking and to the rear is an enclosed garden, mainly laid to lawn and a patio area, gated access to the side.

Services

Mains electricity, mains water, mains gas, mains drainage

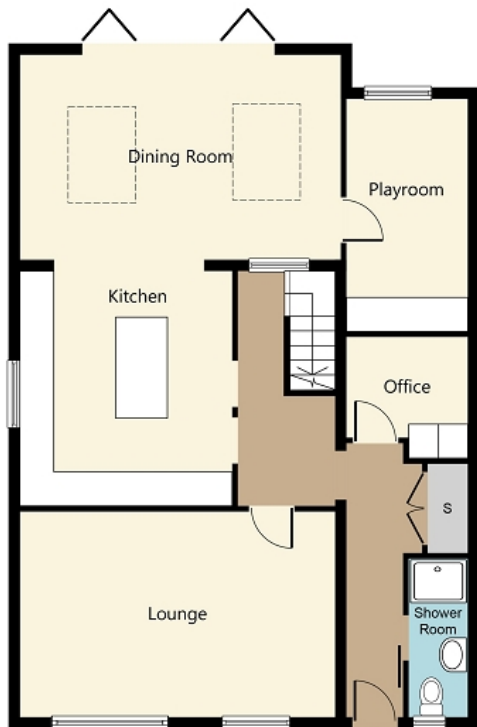
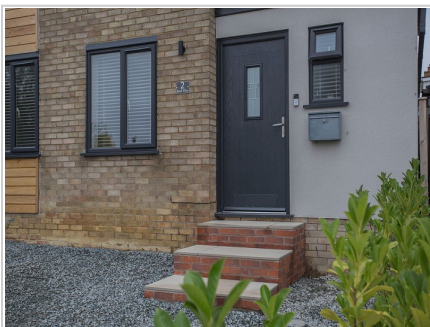
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

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