

Peterborough  
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Thistle Close, Yaxley, Peterborough, PE7 3GF**  
**Price £425,000**  
**Freehold**

**\*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A1\*  
 \*2 EN-SUITES\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Yaxley. The property is situated close to local amenities and is within easy access to A1. The property comprises; Entrance Hall, Cloakroom, Dining Room, Study, Lounge, Kitchen/Dining Room, Conservatory.

The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2 with En-Suite and Bedrooms 3 & 4 and a Bathroom.

There is ample parking and a Single Garage and low maintenance rear garden.

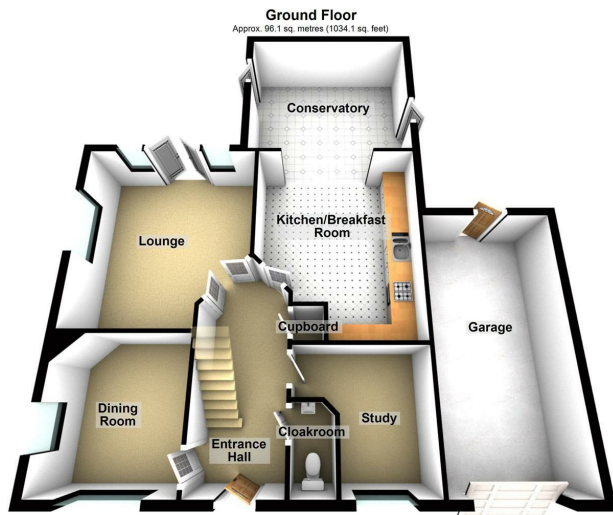
Viewings Highly Recommended.

No Chain.

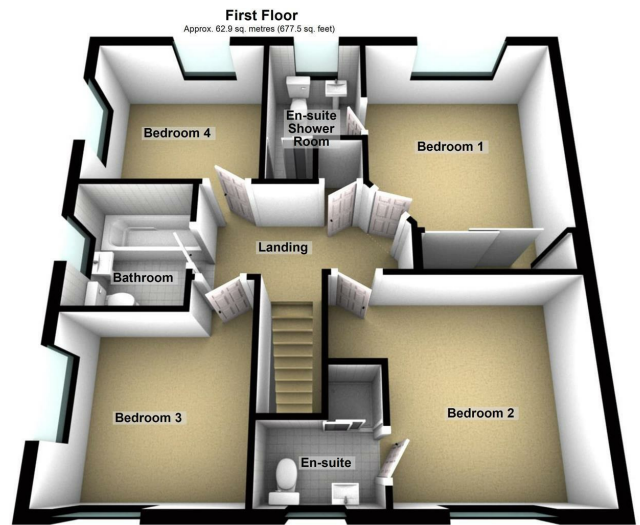
EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Total area: approx. 159.0 sq. metres (1711.7 sq. feet)



**Entrance Hall**

Radiator, laminate flooring, telephone point, stairs, storage cupboard, double door to Lounge, door to:

**Dining Room**

10'7" x 9'7" (3.23m x 2.92m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, laminate flooring.

**Study**

9'3" x 6'6" (2.82m x 1.98m)

UPVC double glazed window to front, double radiator, telephone point, laminate flooring.

**Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin and tiled splashbacks, close coupled WC, radiator, vinyl flooring.

**Lounge**

14'8" x 13'6" (4.48m x 4.11m)

Two uPVC double glazed windows to rear, uPVC double glazed window to side, two radiators, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

**Kitchen/Breakfast Room**

15'11" x 12'6" max (4.85m x 3.81m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted concealed boiler with heating timer control, built-in fridge/freezer and washing machine, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, double radiator, vinyl flooring, open to:

**Conservatory**

11'5" x 13'10" (3.48m x 4.22m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, vinyl flooring, two uPVC double glazed doors to garden.

**Landing**

Fitted carpet, smoke detector, access to loft, door to airing cupboard housing hot water cylinder, door to:

**Bedroom 1**

11'10" x 10'10" (3.61m x 3.30m)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, telephone point, built-in wardrobe(s) with sliding doors, door to:

**En-Suite**

Fitted with three piece suite comprising recessed tiled shower cubicle with fitted shower over and glass screen, pedestal wash hand basin, close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

**Bedroom 2**

11'4" x 12'11" max (3.45m x 3.66m/3.35m max)

UPVC double glazed window to front, radiator, fitted carpet, door to:

**En-Suite**

Fitted with three piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and glass screen and close coupled WC, tiled splashbacks, uPVC obscure double glazed window to front, radiator, vinyl flooring.

**Bedroom 3**

9'4" x 9'10" (2.84m x 3.00m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, fitted carpet.

**Bedroom 4**

8'10" x 9'8" (2.69m x 2.95m)

UPVC double glazed window to rear, uPVC double glazed window to side, radiator, vinyl click flooring

**Bathroom**

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to side, radiator, vinyl flooring.

**Outside**

There is a ample parking to the front and side of the property, leading to a Single Garage with power and light connected, rear personnel door. The rear garden has a patio area, artificial grass, outside tap, gated side access.

**Offer Procedure and Mortgage Assistance**

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.