



16 Abbott Way, Yaxley
Peterborough



£475,000



16 Abbott Way

Yaxley, Peterborough

Welcome to Abbott Way, Yaxley, PE7 3YF – a stunning four bedroom detached family home situated in the charming village of Yaxley.

This delightful property offers a wealth of space and potential throughout, with two ensembles, dressing room off the master bedroom, kitchen with breakfast island, conservatory, double garage partly converted with an option to convert to a separate annex (STR), and enclosed rear garden.

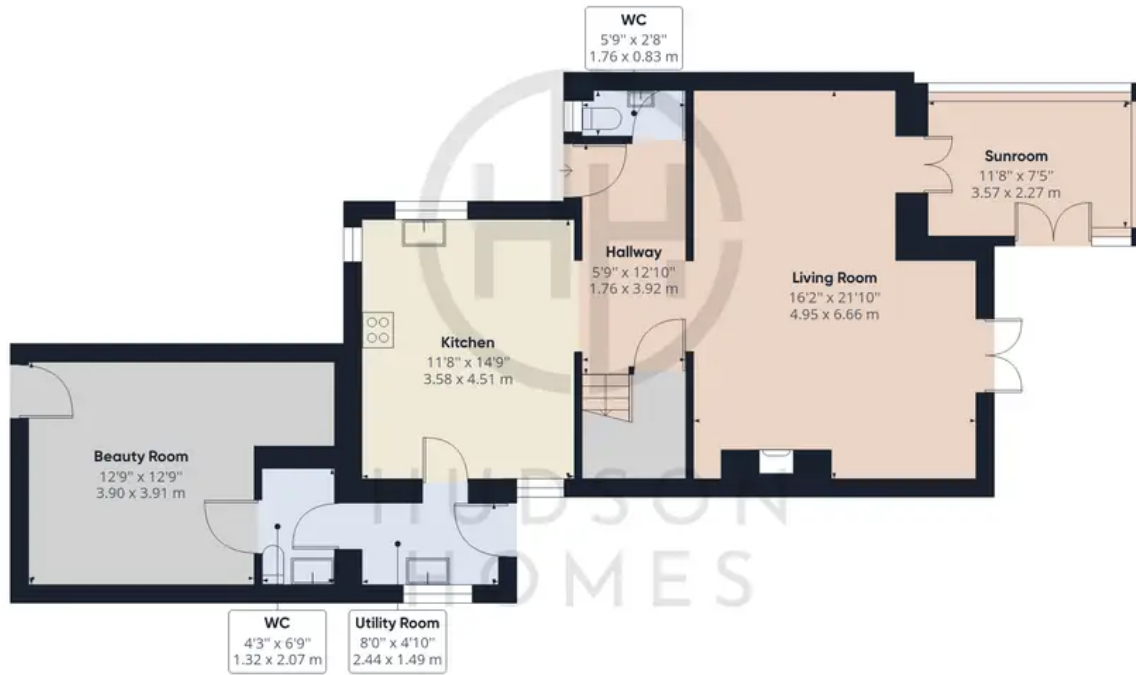
Yaxley is a beautiful village located on the outskirts of Peterborough city centre. It has great transport links by train or bus into Peterborough city centre where there are many shops, restaurants, bars and leisure facilities. The village itself has local convenience stores and pubs as well as excellent primary and secondary schools making it an ideal location for families. The area is also home to some lovely countryside walks and nature reserves providing ample opportunities for outdoor activities and exploration.

Council Tax band: E

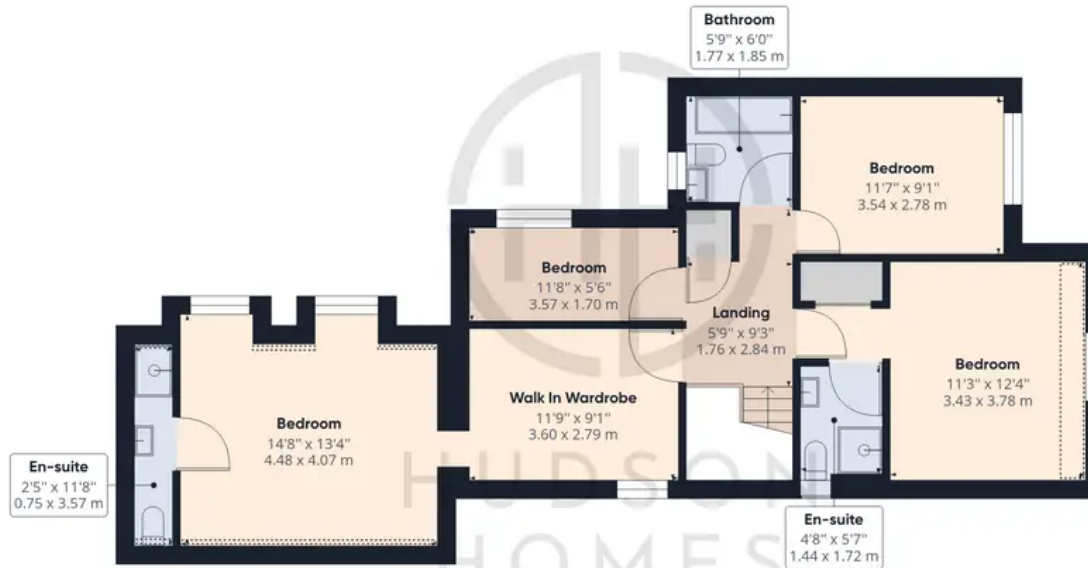
Tenure: Freehold







Floor 0



Floor 1

Approximate total area⁽¹⁾

1774.67 ft²


164.87 m²

Reduced headroom

23.57 ft²

2.19 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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