



Executive Family Home

Three Reception Rooms

Superbly Presented

Six Bedrooms

Three En-Suites

Double Garage



Shackleton Way
Peterborough, PE7 3AB

**Offers in Excess of
£550,000**

Presented in superb condition throughout, we are delighted to offer this executive family home for sale in Yaxley.

One of only three 'Honeysuckles' to be built, this attractive, spacious and warming home is one of the standout properties on the Persimmon Fields site.

This beautiful home is set on a private road and is attractive on the eye from the moment you arrive to the property. There is a front garden which is complimented by shrubbery and greenery, a double garage and an extensive driveway.

Upon entrance to this home, it instantly feels welcoming and homely. The hallway is extremely spacious and leads off to the lounge, kitchen family room, dining room and WC. With contemporary decoration throughout, this modern home is very pleasing on the eye throughout.

The lounge is to the left and has both a front facing window and French doors to the rear which lead out into the garden, allowing plenty of light to flow through the room. There is a feature gas fireplace and the room is tastefully decorated, complimented by double doors leading back out into the hallway.

The dining room sits opposite the lounge and again benefits from double doors leading through into the room. It provides a space for dining, entertaining, use of an office or study and is front facing.

The kitchen and family room are without doubt the heart of the home and is presented in excellent condition. There are French doors which lead out from the family room into the garden, once again letting plenty of natural light to enter. The kitchen is contemporary and has a range of units, further complimented by the utility room which again has plenty of storage space. It's a beautiful room which is laid with tiling throughout and once again, decorated tastefully with neutral tones.

Moving upstairs and onto the first floor, there are five bedrooms and a family bathroom situated on this floor. The master bedroom is front facing and contains both an en-suite and dressing area. The en-suite itself contains contemporary sanitaryware to include a bath, toilet, hand basin and separate shower cubicle, it's one of three en-suites in this fantastic family home.

On this floor there are a further four double rooms which are decorated neutrally and presented in excellent condition. Two of these rooms contain en-suites which are made up of shower cubicles, toilets and hand basins, allowing privacy if having friends or family staying over when entertaining.

Furthermore, the family bathroom is on this floor and once again contains a separate shower along with a bath, giving a total of four showers throughout this home.

The third floor contains bedroom six, which is a double room with Velux windows allowing natural light to enter the room. It could be used a bedroom, study or hobby room. It offers an excellent space away from the rest of the home and is wired for a surround sound cinematic experience if wanting to be used for that benefit.

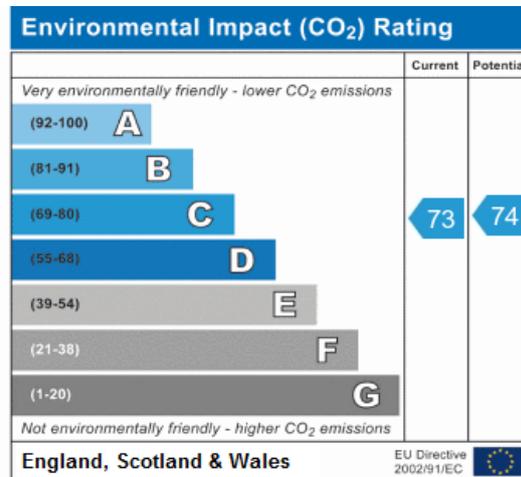
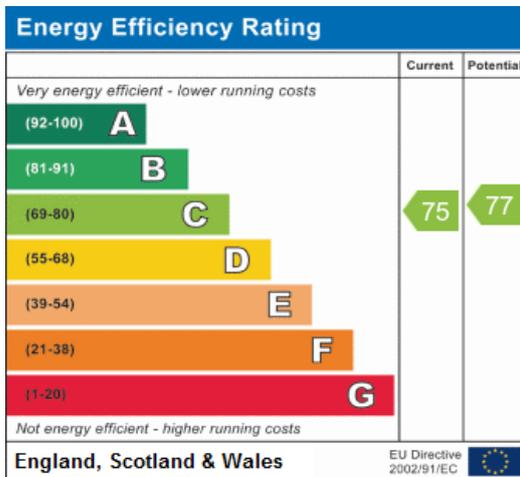
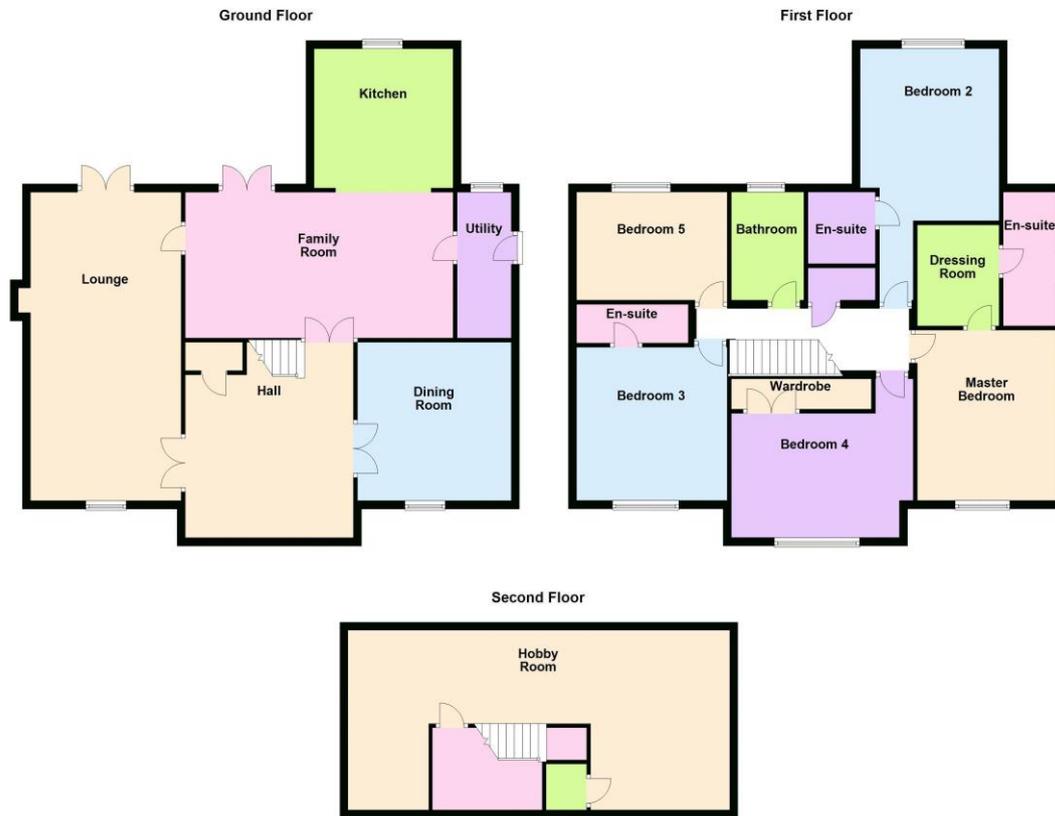
The rear garden is not overlooked and is west facing. It has a patio area directly from the French doors in the lounge with the rest of the garden being laid with lawn.

This home is beautifully presented throughout and will undoubtedly prove to be extremely popular. If you would like to register your interest, please contact the office.

Parking Arrangements: Double Garage & Driveway
Windows: UPVc Double Glazed
Vendors Position: Buying On
Garden Orientation: West Facing
EPC Rating: C
Council Tax Band: G

Measurements:

Lounge: 7.47m x 3.73m (24'6" x 12'3")
Dining Room: 3.81m x 3.73m (12'6" x 12'3")
Kitchen: 3.45m x 3.35m (11'4" x 11'0")
Family Area: 6.63m x 3.53m (21'9" x 11'7")
Master Bedroom: 4.11m x 3.73m (13'6" x 12'3")
Bedroom Two: 4.17m x 3.45m (13'8" x 11'4")
Bedroom Three: 3.73m x 3.71m (12'3" x 12'2")
Bedroom Four: 4.37m x 4.04m (14'4" x 13'3")
Bedroom Five: 3.73m x 2.62m (12'3" x 8'7")
Bedroom Six: 9.58m x 4.34m (31'5" x 14'3")



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

We routinely refer potential purchasers to Pirie Palmann. It is your decision whether you choose to deal with Pirie Palmann. In making that decision, you should know that we receive a payment benefit from Pirie Palmann, equating to £240 (inclusive of VAT) per referral.