



1 Rosewood Close, Yaxley

£365,000 Freehold

LOCATED IN THE HEART OF THE VILLAGE OFF MAIN STREET • REPLACEMENT KITCHEN & UTILITY ROOM • REPLACEMENT BATHROOM, EN-SUITE & CLOAKROOM • TWO RECEPTION ROOMS • FOUR DOUBLE BEDROOMS • INTERNAL FLOOR AREA 1,141 sq ft • GLOW WORM GAS BOILER SERVICED ANNUALLY • ENERGY RATING C • SINGLE GARAGE & 3 PARKING SPACES • PRIVATE CUL-DE-SAC OF 5 INDIVIDUAL PROPERTIES • SHORT WALK TO SHOPS, RESTAURANTS & SCHOOLS





Approximate total area⁽¹⁾
1224.83 ft²
113.79 m²

Reduced headroom
2.92 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

01733 788222

info@hudson-homes.co.uk

8 Crusader court

PE7 3PU