



**260 Broadway, Yaxley**  
Peterborough



**£345,000**





## 260 Broadway

Yaxley, Peterborough

Welcome to Broadway, Yaxley – a beautiful extended semi-detached house that has been tastefully renovated by the current owners. The house has three bedrooms with a dressing room, a four piece bathroom upstairs and a convenient downstairs cloakroom.

The house features a newly fitted bespoke kitchen with breakfast island and walk-in pantry. This leads through to the dining room, which is a great place for entertaining friends and family. The bay fronted living room to the front of the house is perfect for relaxing after a long day.

The large garden to the rear of the property is an ideal place for outdoor entertaining, with a raised decking area ideal for barbecues and al fresco dining in the summer months. The garden is overlooked by mature trees and shrubs, providing a tranquil and private atmosphere. There is also a driveway to the front of the house, providing off-street parking for numerous cars.

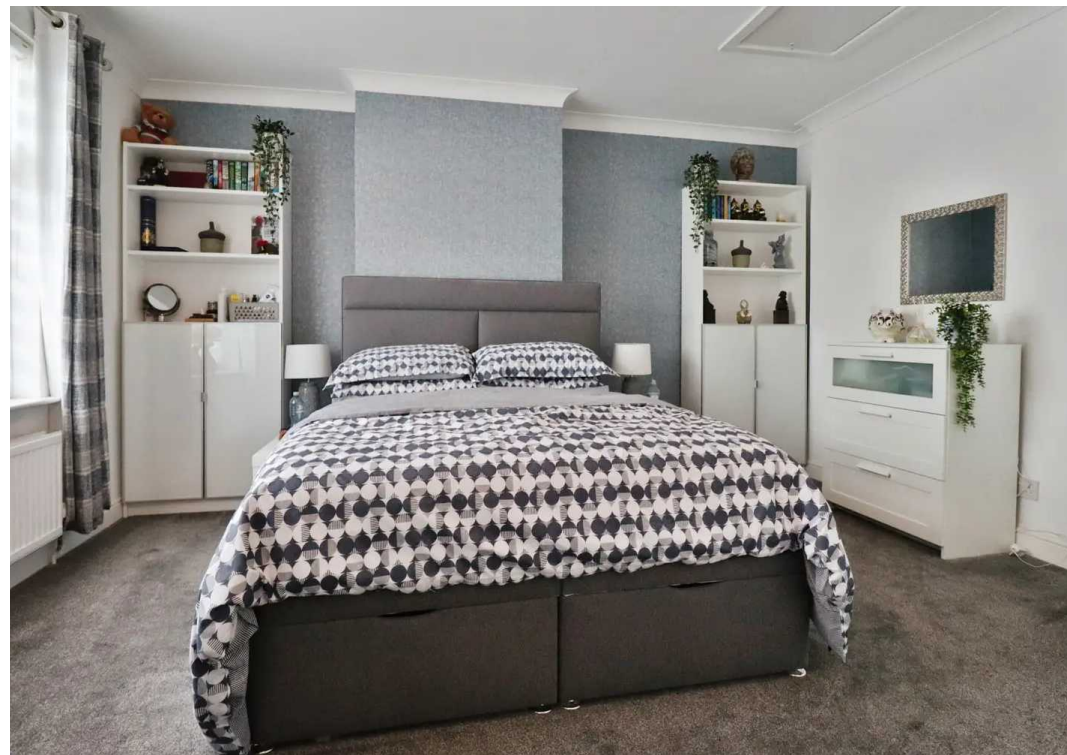
Location-wise, Broadway is within easy reach of a range of local amenities. Yaxley High Street is just a short distance away and provides you with all your essential needs; from supermarkets and banks, to pubs and restaurants. There are also excellent transport links nearby. The A1 provides easy access to Cambridge and beyond.

Yaxley itself is a charming village in Cambridgeshire, known for its historic past as well as its vibrant community spirit. The village features a range of independent stores, as well as plenty of green spaces for families to enjoy. It is also conveniently located close to the city of Peterborough, which boasts an array of cultural attractions; from Peterborough Museum and Art Gallery to Flag Fen Bronze Age Centre.



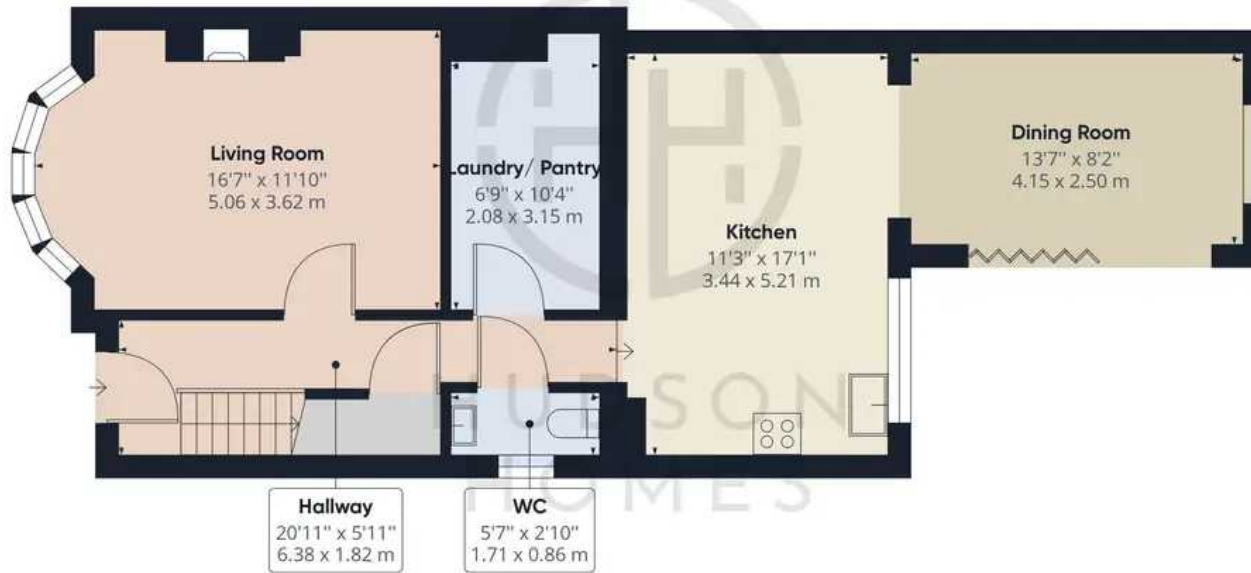








HUDSON  
HOMES



Floor 0

Approximate total area<sup>(1)</sup>

1244.36 ft<sup>2</sup>

115.60 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360





## Hudson Homes Estate Agents

122a Main Street, Yaxley - PE7 3LP

01733 788222

[info@hudson-homes.co.uk](mailto:info@hudson-homes.co.uk)

[www.hudson-homes.co.uk/](http://www.hudson-homes.co.uk/)

