



## 4 Morgan Close, Yaxley

£400,000 Freehold



Turnkey family home offering 1,292 sq ft of well-presented accommodation • Bright front-facing living room featuring two internal doors and an attractive feature fireplace • High-quality refitted kitchen featuring integrated appliances including a washing machine, new dishwasher, larder fridge and a Rangemaster cooker • Light-filled dining area with French doors that open onto the patio, enhancing the connection to the garden and providing an ideal space for entertaining • Beautifully upgraded cloakroom, bathroom and en-suite, all finished to a high specification and fitted with modern vanity drawer sink units for enhanced storage and style • Excellent bedroom storage throughout, with Bedrooms 1 and 2 offering double fitted wardrobes and Bedroom 4 providing a useful built-in storage cupboard • Recently installed Worcester gas boiler (within the last three years) benefiting from a 10-year guarantee, neatly housed in the garage • Attractive west-facing landscaped garden offering a spacious patio for outdoor dining, a neatly maintained lawn and established mature borders • Practical single garage benefiting from a recently upgraded roller door, internal side access and plenty of storage capacity • Conveniently located just a short walk from Fourfields Community Primary School, the Co-op supermarket and a wide selection of everyday amenities • Located in Council Tax Band D with an annual charge of £2,440 • Spacious driveway offering

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