



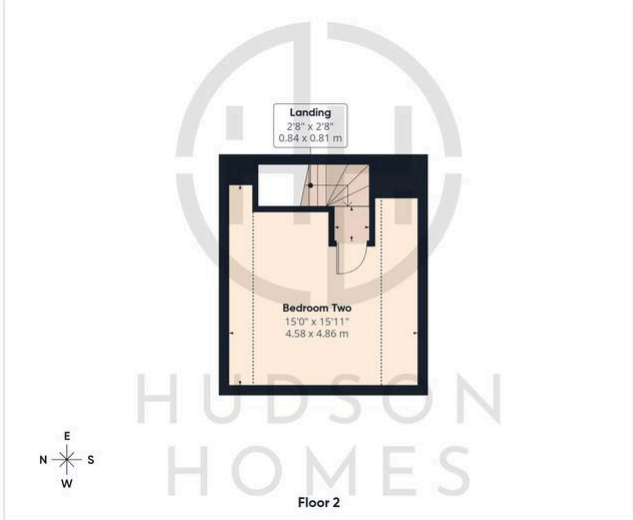
HUDSON
HOMES



47 Baird Close, Yaxley

£350,000 Freehold

Extended and significantly improved family home, ideally positioned in a quiet cul-de-sac setting with a peaceful residential outlook. • Internal floor area of approximately 1,293 sq ft set over three floors. • Open-plan L-shaped integrated kitchen, dining and living area with bifold doors opening onto the garden. • Kitchen conversion opening into the rear dining room with bifold doors, completed in 2018 at a cost of £15,000. • Garage converted in 2025 to provide a utility room, home office, and additional storage space. • Loft conversion creating a fourth bedroom, completed in September 2021. • Modern family bathroom, contemporary downstairs cloakroom, plus en-suite to bedroom one. • Replacement gas boiler (Logic Max Combi²) installed in 2024, with warranty in place until 2034. • South-facing rear garden with patio area, space for artificial lawn ideal for a children's play area, and side access to the front. • Driveway parking for two vehicles, plus an additional two spaces positioned to the front of the property. • Conveniently located just a short walk from Fourfields Community Primary School, the Co op supermarket and a wide selection of everyday amenities.



Approximate total area⁽¹⁾
 1293 ft²
 120 m²

Reduced headroom
 83 ft²
 7.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Hudson Homes, 8 Crusader Court, PE7 3PU

01733 788222