



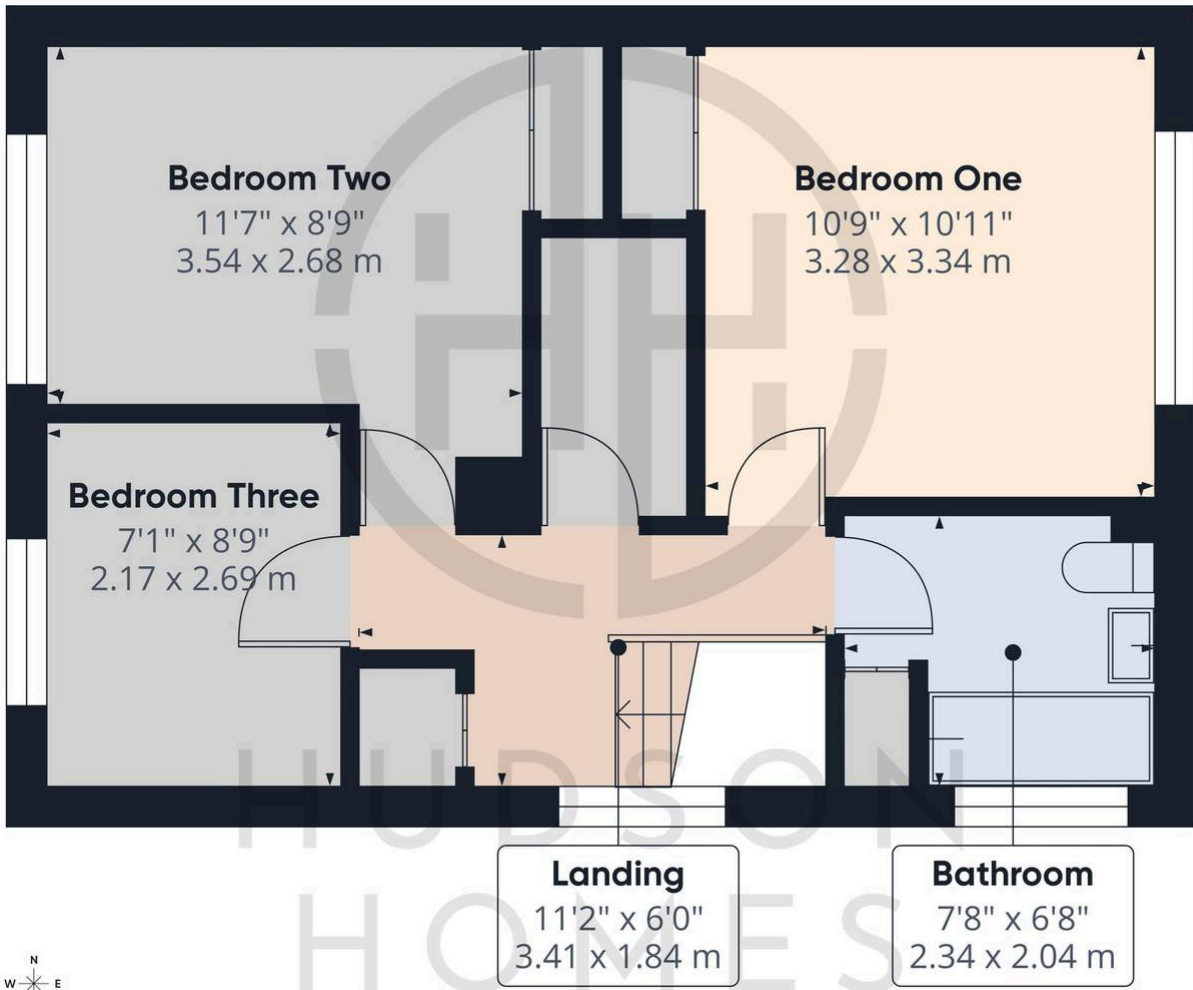
1 Church Walk, Yaxley

£245,000 Freehold

Offered for sale with no forward chain, making for a smooth and straightforward purchase. • Occupying an enviable position at the end of the village with open fields to the side and rear, offering a peaceful semi-rural setting and attractive countryside outlooks. • South-facing L-shaped garden featuring lawn, patio, rockery and shed, complemented by a spacious open-plan front garden enjoying attractive church views. • Spacious entrance area ideal for a home office or study space, enjoying a lovely outlook and plenty of natural light. • Fully finished conservatory overlooking the garden. • Landing with additional storage cupboard and wardrobe. • Kitchen with waterfall shower over the bath, plus a large built-in wardrobe. • On-street parking plus a well-proportioned third bedroom. • On-street parking to rent nearby. • Conveniently located close to local amenities. • Plot size approximately 3,315 sq ft with an internal area of approximately 947 sq ft, offering well-balanced indoor and



HUDSON
HOMES



Approximate total area⁽¹⁾
428 ft²
39.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1

You can include any text here. The text can be modified upon generating your brochure.