



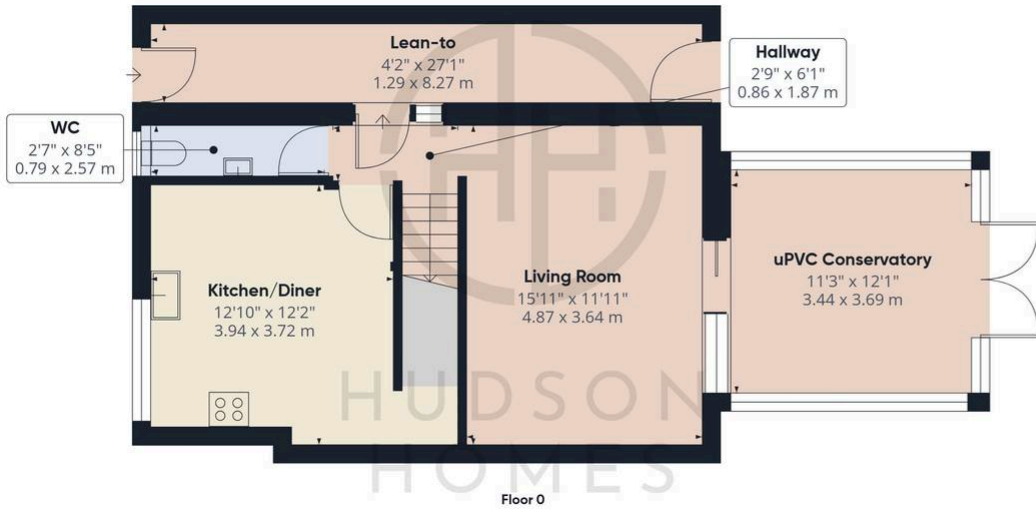
HUDSON  
HOMES



## 26 Peartree Walk, Yaxley

£245,000 Freehold

2,734 sqft plot and 883 sqft indoor floor area providing a great balance of outdoor and internal space. • Well-designed kitchen/dining room offering generous storage and comfortable dining space. • uPVC conservatory accessed from the living room, with French doors creating a smooth indoor-to-garden transition. • Handy lean-to with doors at both ends, offering useful space for coats, shoes, prams or drying laundry. • Two doubles plus a single bedroom, with fitted wardrobes included in bedroom one. • Stylish 2025-refitted four-piece bathroom with vanity unit, complemented by a practical downstairs cloakroom. • Good-size rear garden, half lawn and half patio, plus a lawned front garden with garden shed. • Private parking to the rear for two vehicles. • Stone's throw from a children's park with green space to both the front and rear of the property. • Convenient access to doctors, supermarket, schools, eateries and full village facilities. • Council tax band B £1898 per year.



**Approximate total area<sup>(1)</sup>**  
1082 ft<sup>2</sup>  
100.5 m<sup>2</sup>



(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.

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