



Rosyth Avenue, Orton Southgate, Peterborough
Offers in the Region of £410,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House on a Corner Plot
- Four Bedrooms
- Separate Dining Room
- Study
- En-Suite to Bedroom One

As you step inside, you'll be greeted by a spacious and inviting hallway, leading you into the heart of the home. The lounge offers a warm and relaxing space to enjoy after a long days work, adjacent is the separate dining room ideal for all the family to enjoy their meals together or for entertaining guests, if you have to work from home this property has a dedicated study ideal for the hybrid worker with views over the rear garden, the kitchen is a chefs delight with lots of preparation and storage space, utility room and downstairs cloakroom.

As you go upstairs on to the spacious landing you'll find four well-proportioned bedrooms with bedroom 1 having the en-suite shower room and built-in wardrobes, three further bedrooms all with built-in wardrobes, family bathroom.



Outside offers a private garden where the family can unwind and enjoy the sunshine together. There is a double width driveway providing ample parking ensuring convenience and ease for you and your guests. Rosyth way is a highly desirable neighbourhood within easy reach of shops schools transport links and Ferry Meadows Country Park.

Entrance Hall

Lounge

5.13m ex bay x 3.45m (16'10" ex bay x 11'04")

Separate Dining Room

3.23m x 3.18m (10'07" x 10'05")

Study

3.33m into bow window x 2.18m (10'11" into bow window x 7'02")

Kitchen

3.12m x 2.95m (10'03" x 9'08")

Utility Room

1.93m x 1.25m (6'04" x 4'11")

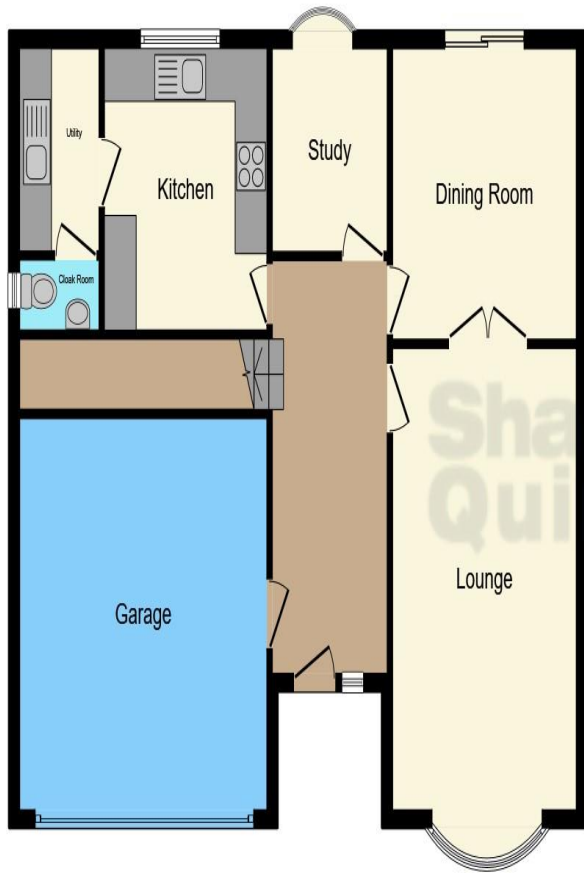
Downstairs Cloakroom

First Floor

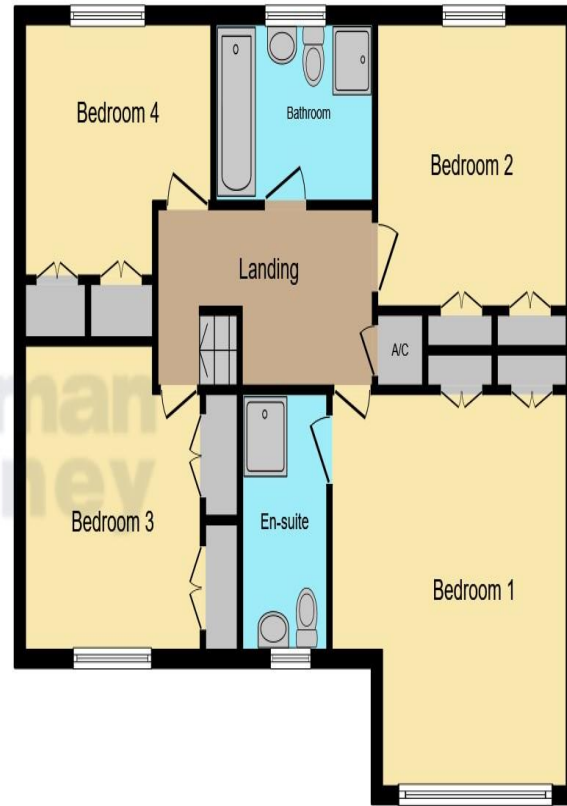
Bedroom 1

4.29m into recess x 3.84m ex wardrobe (14'01"





Ground Floor



First Floor

into recess x 12'07" ex wardrobe)

Ensuite

Bedroom 2

3.48m x 3.43m ex wardrobe (11'05" x 11'03" ex wardrobe)

Bedroom 3

3.45m x 3.28m ex wardrobe (11'04" x 10'09" ex wardrobe)

Bedroom 4

3.48m x 2.84m ex wardrobe (11'05" x 9'04" ex wardrobe)

Bathroom

Outside the property is positioned on a corner plot with driveway to the front providing ample off road parking and access to the double garage measuring 5.33m x 4.67m (17'06" x 15'04") the rear garden has plenty of space for all the family to enjoy and is a perfect space to create your own personal oasis .

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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