# Peterborough

Telephone: 01733 560 650 Email: Sales@RegalPark.co.uk

RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX













# Stilton Gate, Stilton, Peterborough, PE7 3RR Price £470,000 Freehold

\*BRAND NEW\* \*THE ARKWRIGHT\* \*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO  $A1^{\ast}$ 

Regal Park are pleased to offer this Brand New Bellway Home in the modern Stilton Gate Development. The Arkwright is a 4 Bedroom Detached Family Home comprising of; Entrance Hall, Cloakroom, Study, Lounge, Kitchen, Dining/Family Room, Utility. The first floor has the Master Bedroom with En-Suite, 3 further Bedrooms and a Bathroom.

There is a Driveway & Single Garage and enclosed rear garden. Viewings Highly Recommended.

EPC: B







Ground Floor
Kitchen
Dining/Family
Living Room
Study
Utility
Cloakroom

3.55m x 3.00m | 11'8" x 9'10 | 11'8"



# First Floor

Bedroom 1 4.96m x 3.38m 16'3" x 11'1" Bedroom 1 En Suite 2.23m x 2.20m 7'4" x 7'3" 3.84m x 3.38m 12'7" x 11'1" Bedroom 3 3.91m x 2.53m 12'10" x 8'4" Bedroom 4 2.71m x 2.68m 8'11" x 8'10" 2.71m x 2.08m Bathroom 8'11" x 6'10"

# **Kitchen**

11'8" x 9'10" max (3.56m x 3.00m max)

# **Dining/Family**

15'2" x 12'6" (4.62m x 3.81m)

# **Living Room**

16'3" x 11'1" (4.95m x 3.38m )

#### C+v.dv.

8'6" x 8'4" (2.59m x 2.54m)

## **Utility**

6'8" x 6'0" (2.03m x 1.83m)

#### Cloakroom

6'3" x 4'11" (1.91m x 1.50m)

#### Bedroom 1

16'3" x 11'1" (4.95m x 3.38m)

## **En-Suite**

7'4" x 7'3" (2.24m x 2.21m)

## Bedroom 2

12'7" x 11'1" (3.84m x 3.38m)

# **Bedroom 3**

12'10" x 8'4" (3.91m x 2.54m)

# **Bedroom 4**

8'11" x 8'10" (2.72m x 2.69m)

# **Bathroom**

8'11" x 6'10" max (2.72m x 2.08m max)

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.