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



Stilton Gate, Stilton, Peterborough, PE7 3RR
Price £460,000
Freehold

BRAND NEW* *THE ARKWRIGHT* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1

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	3.55m x 3.00m (max)	11'8" x 9'10" (max)
Dining/Family	4.63m x 3.80m (max)	15'2" x 12'6" (max)
Living Room	4.95m x 3.38m	16'3" x 11'1"
Study	2.60m x 2.53m	8'6" x 8'4"
Utility	2.03m x 1.83m	6'8" x 6'0"
Cloakroom	1.91m x 1.49m	6'3" x 4'11"



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"
Bedroom 2	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"
Bathroom	2.71m x 2.08m (max)	8'11" x 6'10" (max)

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)

Study

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.