



1 Oban Drive  
Orton Northgate PE2 6TA  
Offers over £320,000

3 2 1 B



# 1 Oban Drive

## Orton Northgate PE2 6TA

Being sold with no onward chain and well presented by the current owner this detached family home enjoys a corner plot in the sought after location of Orton Northgate. With easy access to the Orbital road system and the A1 the property is situated to take advantage of the areas many amenities including Ferry Meadows Country Park.

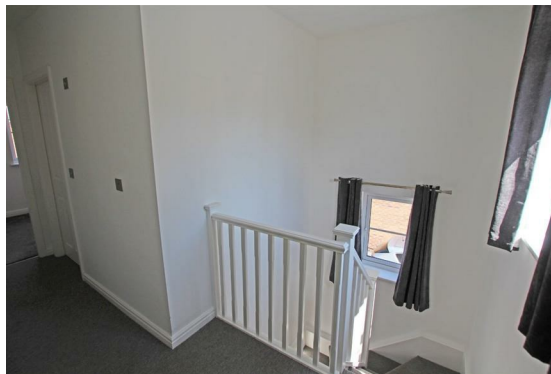
The accommodation comprises; Entrance Hall with the stairs to the first floor, storage cupboard and Cloakroom W.C. There is a good size Lounge Diner with access to the rear Garden and door through to the fitted Kitchen Breakfast Room.

The first floor Landing leads to three generous Bedrooms with an Ensuite Shower Room to the main one and a Family Bathroom.

Outside are easy to maintain gardens with the enclosed rear garden fully paved. There is a Driveway leading to single Garage.

One notable asset this family home boasts is lots of light with some rooms being dual aspect, viewing is recommended.

Tenure freehold .  
Council tax. C







Entrance Hall  
Stairs to first floor, storage cupboard.

Cloakroom W.C.

Lounge Diner  
21'10" x 11'4" (6.66m x 3.47m)  
Windows to two aspects, French doors  
to the rear garden

Kitchen Breakfast Room  
11'7" x 10'0" (3.54m x 3.06m)  
Fitted kitchen with window to rear.



First Floor landing  
Airing Cupboard, windows to two  
aspects,

Bedroom 1  
11'4" x 10'9" (3.47m x 3.30m)  
Windows to two aspects

Ensuite Shower Room

Bedroom 2  
11'4" x 7'0" (3.47m x 2.15m)

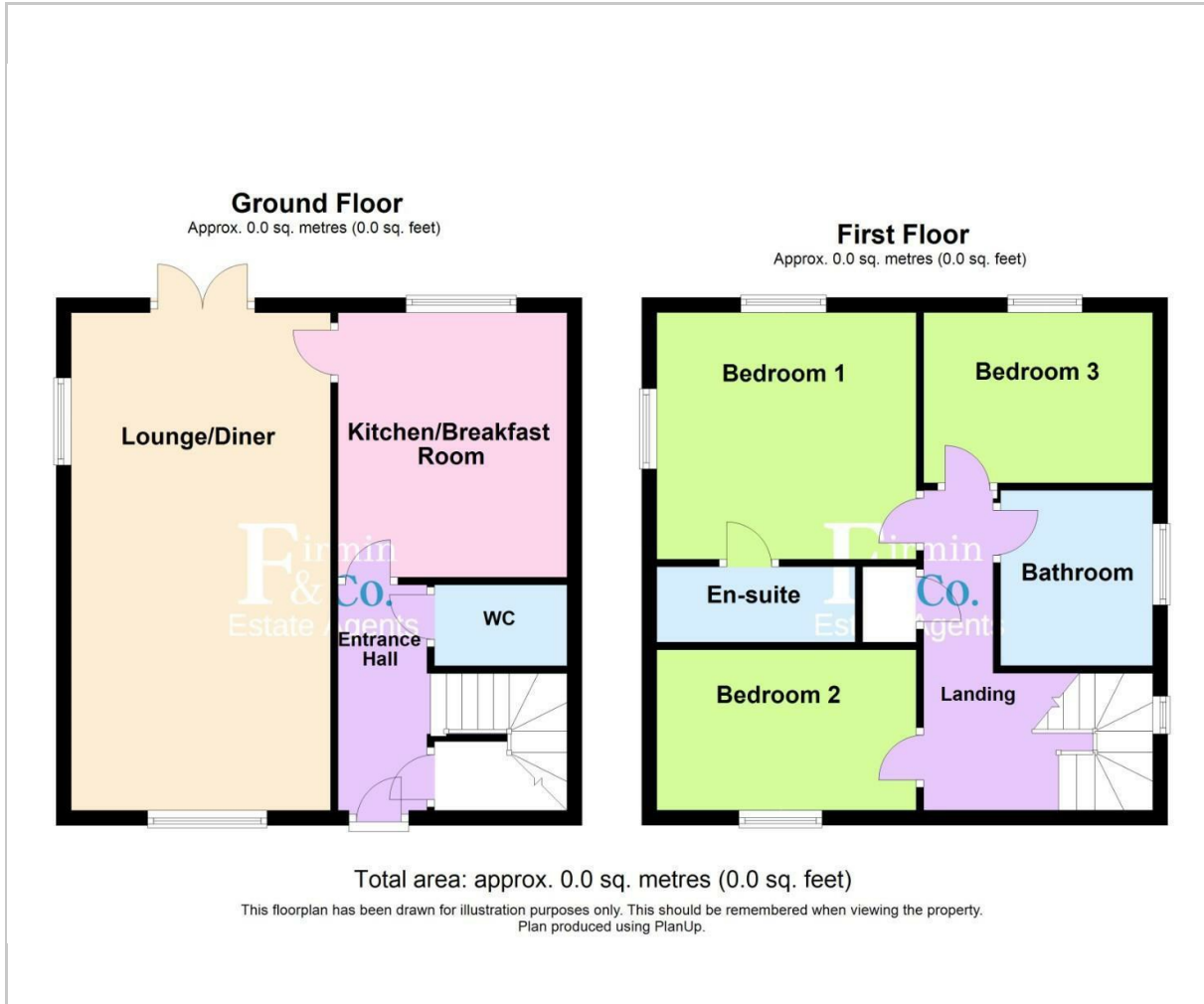
Bedroom 3  
10'0" x 7'5" (3.06m x 2.28m)  
Loft access with loft Ladder

Family Bathroom

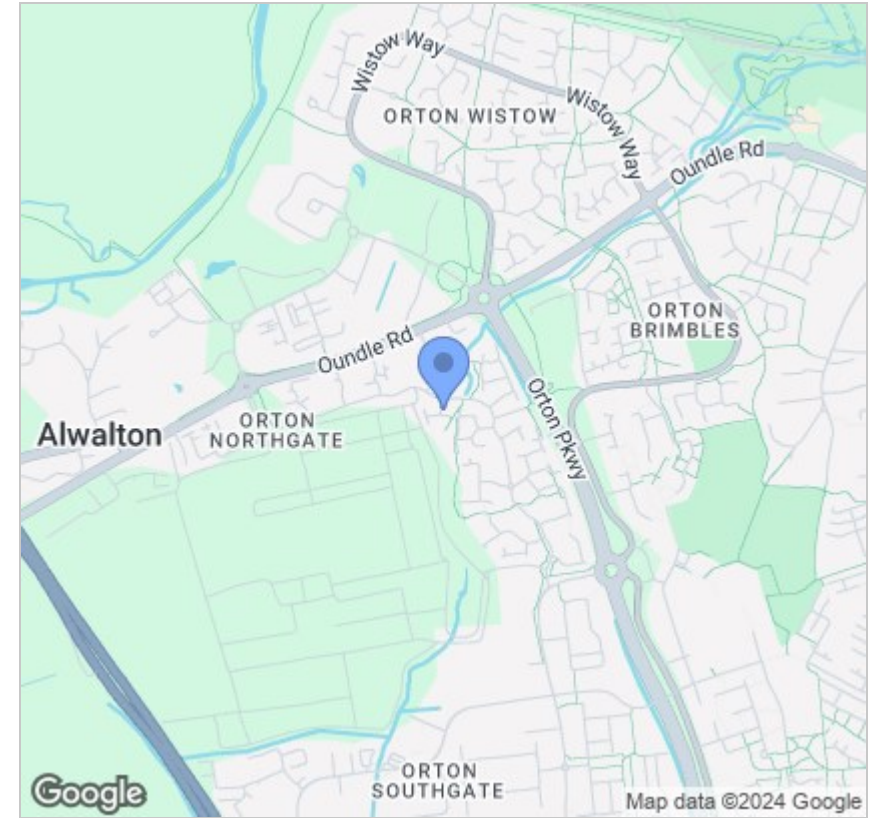
Outside  
To the front of the property is an easy  
to maintain slate garden, to the side  
the driveway leads to a generous  
sized single garage with a personnel  
door through to a fully enclosed  
paved garden with gated side access.



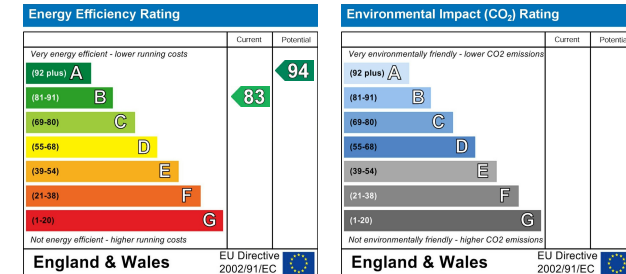
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk