



6 Arena Drive, Orton Northgate, Peterborough, PE2 6HB

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Executive Detached Family Home
- Within Private Gated Development
- FOUR DOUBLE BEDROOMS
- Stunning Living Dining Kitchen & Utility
- Spacious Lounge & Office
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE, DRIVEWAY & SOUTH-FACING GARDEN
- EPC Rating C
- Freehold

Offers in excess of £550,000





An executive detached family home situated within a PRIVATE GATED DEVELOPMENT of six homes, offering FOUR DOUBLE BEDROOMS, a DETACHED DOUBLE GARAGE, a SOUTH-FACING REAR GARDEN and being sold with NO ONWARD CHAIN. The spacious accommodation comprises of an entrance hall, downstairs WC, TWO RECEPTION ROOMS in addition to the living dining kitchen, utility room, with four double bedrooms upstairs alongside an en-suite shower room and four-piece family bathroom. Outside there is an abundance of driveway parking, detached double garage and generous south-facing rear garden.

Upon entering the home, the entrance hall provides access to the majority of the ground floor accommodation including the useful downstairs WC. Two reception rooms can be found to the front of the home in the form of the office, which could be utilised as a playroom or further living space, as well as the lounge, benefiting from the use of underfloor heating and dimmable lighting. To the rear is the stunning living dining kitchen, boasting space for living and dining, french doors onto the rear garden, as well as a modern fitted kitchen with integrated appliances, breakfast bar seating area and an array of cupboard storage and work surface. The kitchen also provides access to the utility room, hosting appliance spaces and an external door to the side aspect. Upstairs the first floor landing separates four double bedrooms, with two of the bedrooms benefiting from built-in wardrobes and the main bedroom boasting an en-suite shower room. The family bathroom services the remainder of the bedrooms and offers a contemporary four-piece suite including both bath and shower cubicle.



Outside the property is accessed via a secure electric gated front, with the property itself benefiting from driveway parking for multiple vehicles and gated access leading to the detached double garage. Side gated access leads to the rear garden, which is fully enclosed and south-facing, offering lawn, patio seating and space and potential to extend to either the side or rear of the home (subject to planning permission).



Entrance Hall

WC

Study 12'6" x 8'0" (3.8m x 2.4m)

Lounge 12'0" x 15'6" (3.7m x 4.7m)

Living Dining Kitchen 30'6" x 12'6" (9.3m x 3.8m)

Utility Room 6'0" x 5'0" (1.8m x 1.5m)

Landing

Bedroom One 11'6" x 15'0" (3.5m x 4.6m)

En-Suite 6'6" x 7'0" (2m x 2.1m)

Bedroom Two 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Three 10'6" x 11'0" (3.2m x 3.4m)

Bedroom Four 9'0" x 12'6" (2.7m x 3.8m)

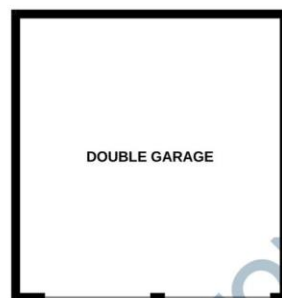
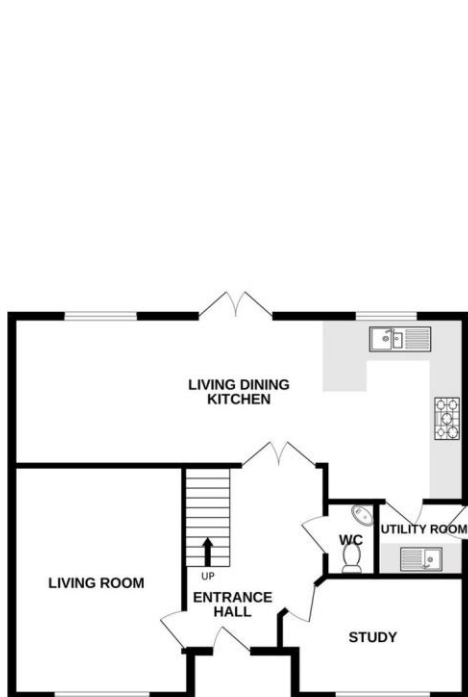
Family Bathroom 10'6" x 5'6" (3.2m x 1.7m)

Double Garage 18'0" x 19'0" (5.5m x 5.8m)





GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.