



Connells

Rosyth Avenue
Orton Southgate Peterborough



Property Description

Situated in the popular Orton Southgate is a sizeable corner plot, within a quiet cul-de-sac position. This lovely four bedroom family home is located close by to Ormiston Bushfield Academy as well as local amenities including Ortongate Shopping Centre and convenient transport links. The home comprises of an entrance porch, entrance hallway leading through to the lounge with gas fireplace, utility room, study, cloakroom and modern kitchen with island and breakfast bar. Upstairs are four bedrooms and the family bathroom with freestanding bath and rainfall shower over; the master bedroom of which benefits from an en-suite. Outside is a private garden with a patio/decking area. The detached home also benefits from a double garage and double driveway.

Benefiting from a study, utility room, cloakroom, modern kitchen with island and breakfast bar, four bedrooms and the family bathroom with freestanding bath and rainfall shower over; the master bedroom boasts an en-suite, double garage and double driveway, a truly unique property. Call today!

Entrance Porch

Tiled flooring.

Entrance Hall

Storage cupboard, wood laminate flooring and radiator.

Cloakroom

Double glazed window to the side, wash hand basin, WC, radiator and wood laminate flooring.

Study

8' 4" x 5' 10" (2.54m x 1.78m)
Measurements including recess - Two double glazed windows to the front, carpet and radiator.

Lounge

14' 4" x 10' 8" (4.37m x 3.25m)
Two double glazed windows to the front, wood laminate flooring, gas fire and radiator.

Kitchen

25' 2" x 10' 3" (7.67m x 3.12m)
Measurements are max - Double glazed window to rear and two to conservatory double doors to conservatory, range oven, 7 ring gas hob, extractor, dishwasher, space for fridge freezer, island with breakfast bar, wood laminate flooring and radiator.

Utility Room

Door to side, high and low level storage, sink, space for washer/dryer and wood laminate flooring.

Conservatory

15' 6" x 12' 5" (4.72m x 3.78m)

Single glazed French door and open arch to conservatory from kitchen, wood laminate flooring, radiator, double glazed windows both sides and rear French door to side.

First Floor

Landing

Carpet and airing cupboard.

Bedroom One

9' 10" x 12' 3" (3.00m x 3.73m)

Measurements including recess/plus wardrobes - Double glazed window to front, Sharps fitted wardrobes and carpet.

En-Suite

Electric shower cubicle, wash hand basin, WC, tiled flooring and double glazed window to side.

Bedroom Two

10' 8" x 13' 10" (3.25m x 4.22m)

Measurements into wardrobes - Double glazed window to the front, carpet, fitted wardrobes and radiator.

Bedroom Three

11' 1" x 7' 8" (3.38m x 2.34m)

Double glazed window to the rear, carpet and radiator.

Bedroom Four

7' 8" x 9' 1" (2.34m x 2.77m)

Measurements plus wardrobes - Double glazed window to the rear, radiator, carpet and fitted wardrobes.

Bathroom

Double glazed window to the rear, freestanding bath, waterfall shower over, vanity wash hand basin, heated towel rail, spot lights tiled walls and flooring.

Loft Space

Part boarded, no ladder/lighting.

Outside

Rear Garden

Lawn, patio area, shrub borders and decking.

Front Garden

Double driveway leading to double garage, lawn and mature shrubs.

Garage

17' 2" x 18' 7" (5.23m x 5.66m)

Apex roof, two up and over doors to the front, light and sockets.









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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EPC Rating: D

Tenure: Freehold

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