



**Connells**

Goodacre  
Orton Goldhay Peterborough





## Property Description

Connells are happy to market this well presented, detached home in the popular area of Orton Goldhay, offering spacious living and modern convenience.

The property offers a private setting and ample family living.

Welcoming entrance porch leading to a bright and airy interior, downstairs cloakroom, separate dining room; ideal for entertaining guests or enjoying family meals. The property benefits from a large rear garden, perfect for enthusiasts, outdoor gatherings or relaxing.

Upstairs the property benefits from a modern walk-in shower room adding to the contemporary feel.

Three bedrooms provide plenty of space for family members or guests.

The property's exterior provides a run-up driveway to the garage providing off road parking and additional storage.

Connells are presenting this three bedroom, detached family home. Accommodation comprises of an entrance porch, entrance hall, cloakroom, lounge, dining room and kitchen. Upstairs are three bedrooms and shower room. Outside is an enclosed rear garden, run-up driveway to single garage.

## Entrance Porch

Window to side and laminate flooring.

## Cloakroom

Window to front, laminate flooring, wash hand basin and WC.

## Lounge

10' 5" x 16' 9" ( 3.17m x 5.11m )

Window to the front, two radiators, two windows to the side and sliding door to the rear.

## Dining Room

14' 1" x 9' 2" ( 4.29m x 2.79m )

Window to front, stairs to first floor, laminate flooring and radiator.

## Kitchen

7' 2" x 14' ( 2.18m x 4.27m )

Window to the rear, laminate flooring, tiled walls, radiator, high and low level storage with worktops over, space for washing machine and fridge freezer, oven with gas hob and hood, door to rear and storage cupboard.

## First Floor Landing

Storage cupboard housing boiler.

## Bedroom One

11' 1" x 10' 11" max ( 3.38m x 3.33m max )

Window to front, fitted wardrobe, carpet and radiator.

## Bedroom Two

9' 6" x 10' 6" ( 2.90m x 3.20m )

Window to side and front, carpet and radiator.

## Bedroom Three

7' 5" x 7' 7" ( 2.26m x 2.31m )

Windows to side and rear, radiator and carpet.

## Shower Room

Window to rear, walk in shower with glass screen, plastic cladding walls, enclosed pedestal wash hand basin, enclosed WC, vinyl flooring, extractor fan and radiator.

## Outside

### Rear Garden

Side access, shed, patio area, grass, small decking area, gravel area, not overlooked and tree line.

### Front

Laid to lawn and path to front.

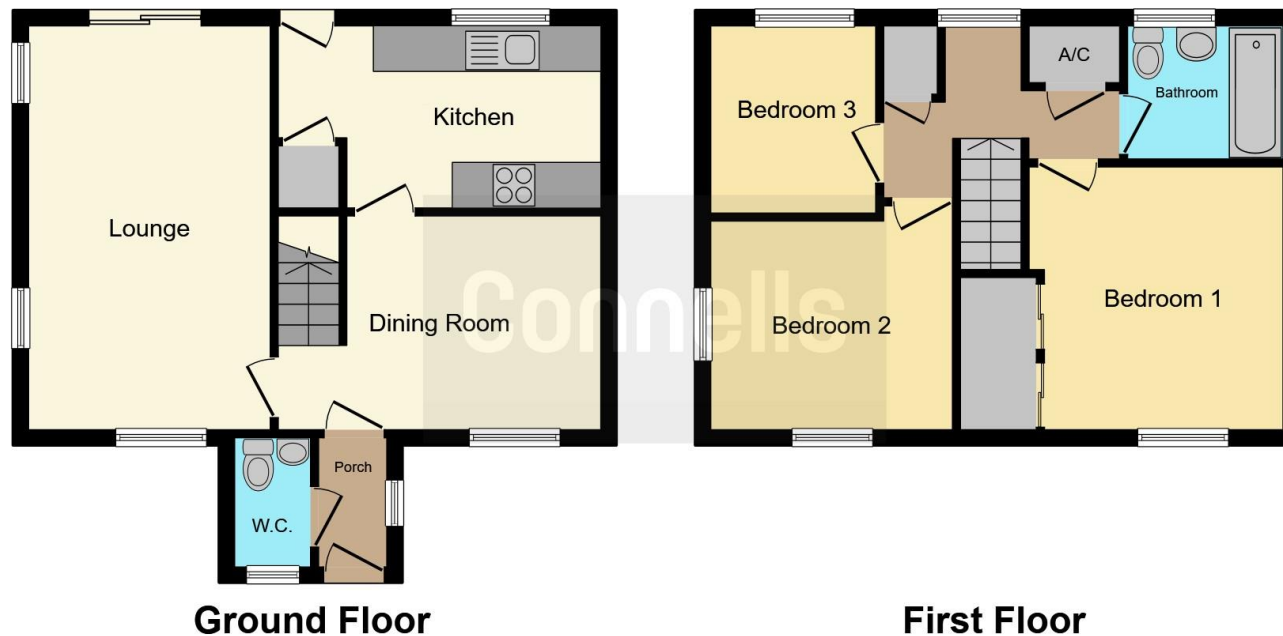












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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