



ENTRANCE PORCH

HALLWAY

LIVING ROOM

CONSERVATORY

SNUG/FAMILY ROOM

DINING ROOM

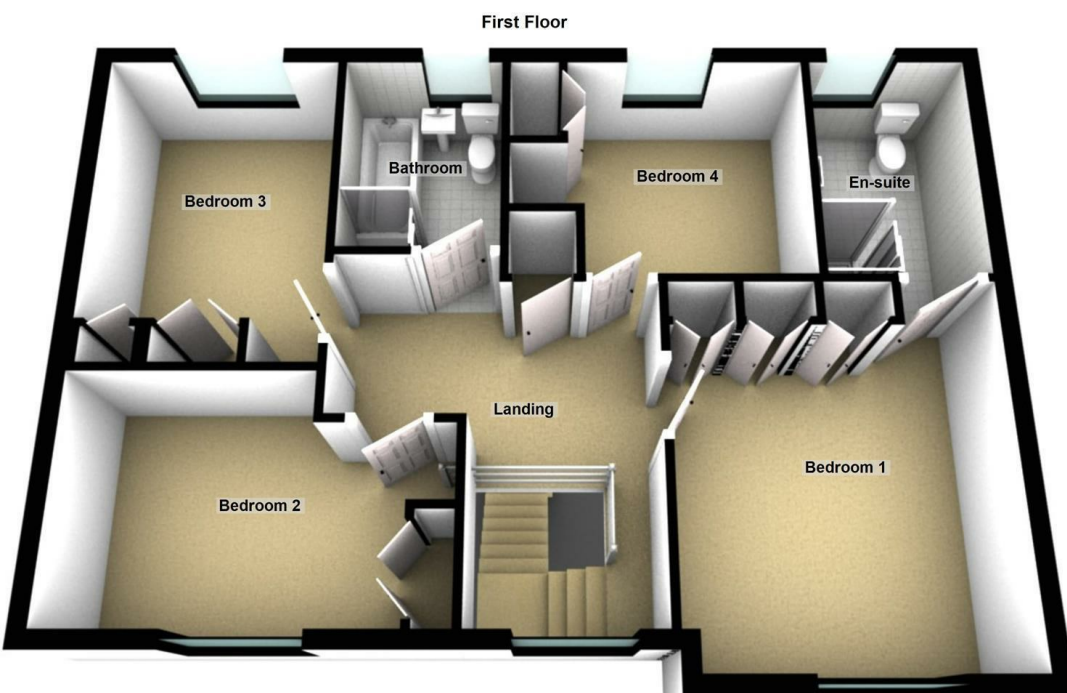
KITCHEN BREAKFAST ROOM

SIDE PORCH

UTILITY ROOM

STUDY/OFFICE

CLOAKROOM



FIRST FLOOR LANDING

BEDROOM 1

SHOWER ROOM ENESUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FOUR-PIECE FAMILY BATHROOM

DETACHED DOUBLE GARAGE



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Dunblane Drive
 Orton Southgate, Peterborough, PE2 6SW
 £450,000



**Dunblane Drive
Orton Southgate, Peterborough
PE2 6SW**

A beautiful family home offering amazing space, situated in Orton Southgate with multiple reception rooms, stylish kitchen, conservatory, four double bedrooms, double garage, and private garden. Available with No Forward Chain - this is the ideal long term family home.

- EXTENDED FAMILY HOME
- NO FORWARD CHAIN
- FOUR BEDROOMS ALL WITH FITTED WARDROBES
- OFF ROAD PARKING LEADING TO A DETACHED DOUBLE GARAGE
- STYLISH FITTED KITCHEN WITH BREAKFAST AREA AND SEPARATE UTILITY ROOM
- 23FT LIVING ROOM WITH BAY WINDOW AND FIREPLACE
- DOWNSTAIRS STUDY/OFFICE AREA
- EXTENDED DINING ROOM OFF THE SNUG/FAMILY ROOM SPACE
- CONSERVATORY OVERLOOKING THE GARDEN SPACE
- CLOSE TO FERRY MEADOWS AND THE A1 MOTORWAY

Viewings: By appointment
£450,000

INTERNAL

A welcoming porch area with a convenient storage cupboard is ideal for coats and shoes, leading through to the main entrance hall with stairs to the first floor and access to all principal ground floor rooms.

The 23ft living room is a real highlight, featuring a large bay window, a charming fireplace, and patio doors that open into a generous brick-based conservatory with French doors leading to the rear garden – a tranquil space ideal for relaxing and enjoying the view.

Also on the ground floor, you'll find a cosy snug/family room which flows into the extended dining room – a flexible and bright space with its own bay window overlooking the garden, perfect for hosting family gatherings or dinner parties.

The stylish kitchen/diner offers a range of fitted units, ample worktop space, integrated appliances and room for dining furniture – perfect for breakfast time with the family. Off the kitchen is a side porch, providing external access to both the rear garden and front driveway, along with access to the utility room, fitted with units and space for white goods – a practical addition to any family home.

Further enhancing the ground floor is a two-piece cloakroom, ideal for visitors, and a generous study/home office which could also serve as a nursery or additional reception/play room, thanks to its excellent size and versatility.

Upstairs, off the light and airy landing, the main bedroom overlooks the front aspect and benefits from three double fitted wardrobes and a private en-suite shower room, presented to a modern standard. The remaining three bedrooms are all good-sized doubles, each offering space for wardrobes or fitted storage.

The family bathroom completes the upstairs accommodation with a four-piece suite, including a bath, separate shower cubicle, wash hand basin, and WC – all finished in keeping with the stylish en-suite.

OUTSIDE

To the front, the property boasts off-road parking leading to a detached double garage, providing ample parking and storage. The double garage has a single large door to front, power and lighting connected, store space into the veiling space and a single side door leading to the side of the house.

To the rear, the property enjoys a private and enclosed garden, laid mainly to lawn with a patio area, mature shrub borders, and a lovely water feature – a serene and well-maintained space ideal for outdoor living.

ROOM MEASUREMENTS

ENTRANCE PORCH: 2'10" x 6'7" (0.86m x 2.01m)
HALLWAY
LIVING ROOM: 23" x 11'2" (7.01m x 3.40m)
CONSERVATORY: 13'5" x 9'10" (4.09m x 3.00m)
SNUG/FAMILY ROOM: 9'3" x 9'1" (2.82m x 2.77m)
DINING ROOM: 13'3" x 11'7" (4.04m x 3.53m)
KITCHEN BREAKFAST ROOM: 15'6" max x 11'5" max (4.72m max x 3.48m max)
SIDE PORCH: 2'5" x 5'5" (2'5" x 5'5")
UTILITY ROOM: 4'4" x 5'5" (1.32m x 1.65m)
STUDY/OFFICE: 13'4" x 8'5" (4.06m x 2.57m)
CLOAKROOM: 4'2" x 2'5" (1.27m x 0.74m)

FIRST FLOOR LANDING: 10'3" x 8'6" (3.12m x 2.59m)
 BEDROOM 1: 13'8" x 11'6" (4.17m x 3.51m)
 SHOWER ROOM ENSUITE: 8'8" x 5'9" (2.64m x 1.75m)
 BEDROOM 2: 8'6" x 11'11" (2.59m x 3.63m)
 BEDROOM 3: 11'3" x 8'6" (3.43m x 2.59m)
 BEDROOM 4: 8'8" x 8'7" (2.64m x 2.62m)
 FOUR-PIECE FAMILY BATHROOM: 8'8" x 6'7" (2.44m x 2.01m)

DETACHED DOUBLE GARAGE: 18'5" x 16'9" (5.61m x 5.11m)

FEATURES

Additional features include uPVC double glazing and gas central heating. Conveniently located close to local amenities, the property is just a short distance from Ferry Meadows Country Park, perfect for outdoor enthusiasts, and offers easy access to major road links, including the A1 - ideal for commuters.

Offered with no forward chain, this fantastic family home is ready for you to move in and make your own.

TENURE

Freehold.


SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>Current</p> <p>68</p>	<p>Potential</p> <p>79</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 
Environmental Impact (CO ₂) Rating		
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>	<p>Current</p>	<p>Potential</p>
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