



15 Arbroath Gardens, Orton Northgate, Peterborough, PE2 6BS



NEWTON FALLOWELL

7 4 3

Key Features

- Executive Detached Family Home
- SEVEN DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Open Plan Kitchen Diner & Utility Room
- Four Bath/Shower Rooms & Downstairs WC
- TRIPLE GARAGE, EXTENSIVE DRIVEWAY & SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

Offers In Excess Of £675,000





This executive detached family home benefits from SEVEN DOUBLE BEDROOMS and FOUR BATH/SHOWER ROOMS, as well as THREE RECEPTION ROOMS, in addition to a TRIPLE GARAGE and SOUTH FACING REAR GARDEN, being sold with NO ONWARD CHAIN. The extensive accommodation comprises of an entrance hall, three reception rooms to include a bay-fronted lounge, study/snug and dining room, open plan kitchen diner, utility room, downstairs WC, whilst the first-floor landing separates five of the seven bedrooms and hosts the family bathroom and two en-suites, with the other two bedrooms and final bathroom found on the second floor. Outside there is driveway parking for multiple vehicles positioned in front of the triple garage, with a generous south facing garden to the rear.

Upon entering the home the spacious entrance hall separates the majority of the ground floor accommodation to include the useful downstairs WC. The bay-fronted lounge is found to the front of the home and offers an outlook of greenery, with double doors granting access to the dining room to the rear with patio doors leading to the garden. The third reception room is positioned to the front of the home opposite the lounge, ideal to be used as a snug or office. Accessible from the entrance hall via two doors, the open plan kitchen diner benefits from built-in appliances such as a dishwasher, fridge freezer and gas cooker in addition to an array of work surface and cupboard storage, with an additional set of patio doors leading into the garden, as well as internal access to the dining room and useful utility room, which houses space and plumbing for a washing machine and tumble dryer, a further sink, cupboard storage, boiler and side door access. A split staircase rises from the entrance hall leading to the first floor landing, which separates five of the seven double bedrooms, three of which benefit from built-in wardrobes with two of them offering en-suites, and the family bathroom which boasts a contemporary four-piece white suite. To the second floor the final two bedrooms are located alongside a storage room and further bathroom, which offers another contemporary three-piece white suite.



Outside the property boasts an abundance of driveway parking leading to the triple garage, with side gated access to the south facing rear garden, which offers lawn, patio seating and a personnel door to the triple garage. The property benefits from an enviable position within walking distance to local amenities such as The Harvester restaurant, The Cuckoo pub in Alwalton and The Marriott Hotel and Leisure Club, as well as being easily accessible for Lynch Wood business park, Peterborough city centre and train station, as well as Nene Park and Ferry Meadows.



Entrance Hall

WC

Lounge 6.04m x 3.87m (19'10" x 12'8")

Snug/Study 2.63m x 3.21m (8'7" x 10'6")

Dining Room 3.08m x 3.9m (10'1" x 12'10")

Kitchen Diner 3.08m x 7.9m (10'1" x 25'11")

Utility Room 1.7m x 2.71m (5'7" x 8'11")

First Floor Landing

Bedroom One 5.19m x 3.87m (17'0" x 12'8")

En-Suite

Bedroom Two 3.07m x 3.76m (10'1" x 12'4")

En-Suite 3.13m x 3.89m (10'4" x 12'10")

Bedroom Three 3.13m x 3.89m (10'4" x 12'10")

Bedroom Four 3.07m x 4.08m (10'1" x 13'5")

Bedroom Five 3.01m x 2.66m (9'11" x 8'8")

Family Bathroom 1.62m x 3.04m (5'4" x 10'0")

Second Floor Landing

Bedroom Six 5.36m x 3.97m (17'7" x 13'0")

Bedroom Seven 5.36m x 3.88m (17'7" x 12'8")

Family Bathroom 2.12m x 1.83m (6'11" x 6'0")

Storage Room 1.53m x 3.93m (5'0" x 12'11")

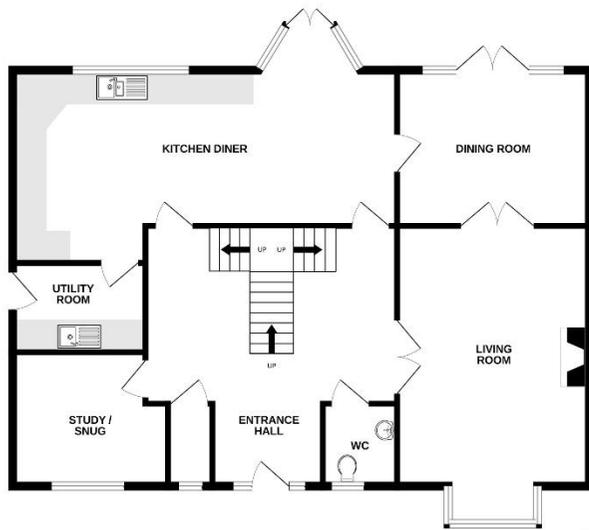
Solar Panels

Please note that the property benefits from solar panels, which are owned by the property.

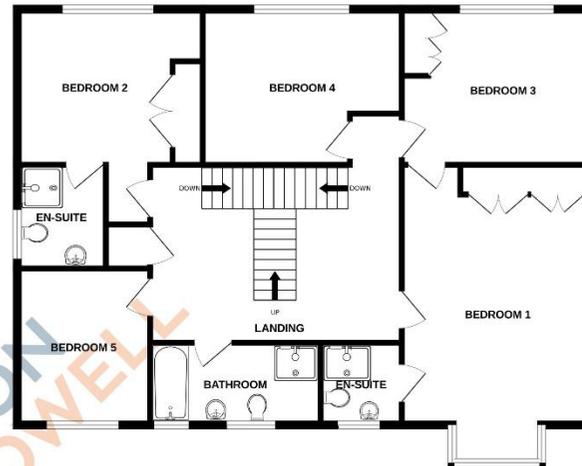




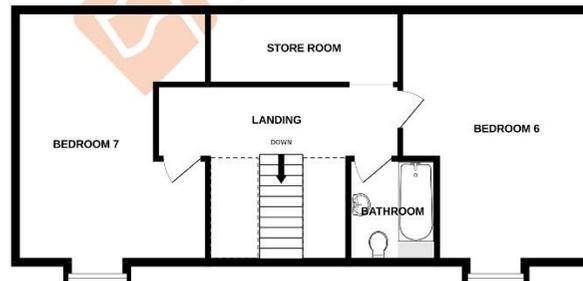
GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



2ND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 2892 sq.ft. (268.7 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: G

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 £62 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.

