



15 Arbroath Gardens, Orton Northgate

In Excess of £650,000

 **NEWTON FALLOWELL**

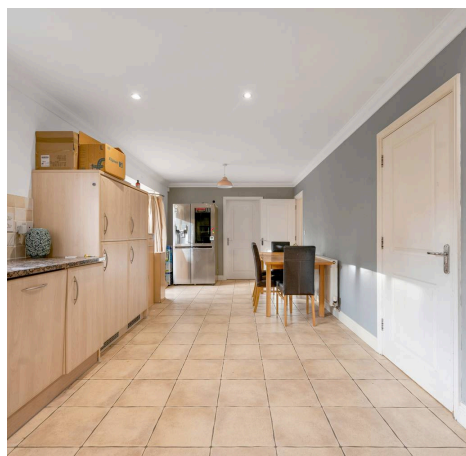
15 Arbroath Gardens

Orton Northgate, Peterborough

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.

Council Tax band: G

Tenure: Freehold





Entrance Hall

WC

Lounge

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

Snug/Study

10' 6" x 8' 8" (3.21m x 2.63m)

Dining Room

12' 10" x 10' 1" (3.90m x 3.08m)

Kitchen Diner

25' 11" x 10' 1" (7.90m x 3.08m)

Utility Room

8' 11" x 5' 7" (2.71m x 1.70m)

First Floor Landing

Bedroom One

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

En-Suite

Bedroom Two

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

En-suite

Bedroom Three

12' 9" x 10' 3" (3.89m x 3.13m)

Bedroom Four

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

Family Bathroom

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

Second Floor Landing

Bedroom Six

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

Bedroom Seven



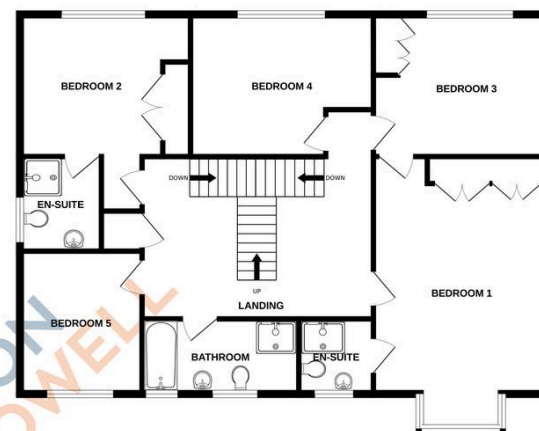




GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



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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