



15 Arbroath Gardens, Orton Northgate

Offers Over £625,000

 **NEWTON FALLOWELL**

15 Arbroath Gardens

Orton Northgate, Peterborough

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





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





Newton Fallowell - Peterborough

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