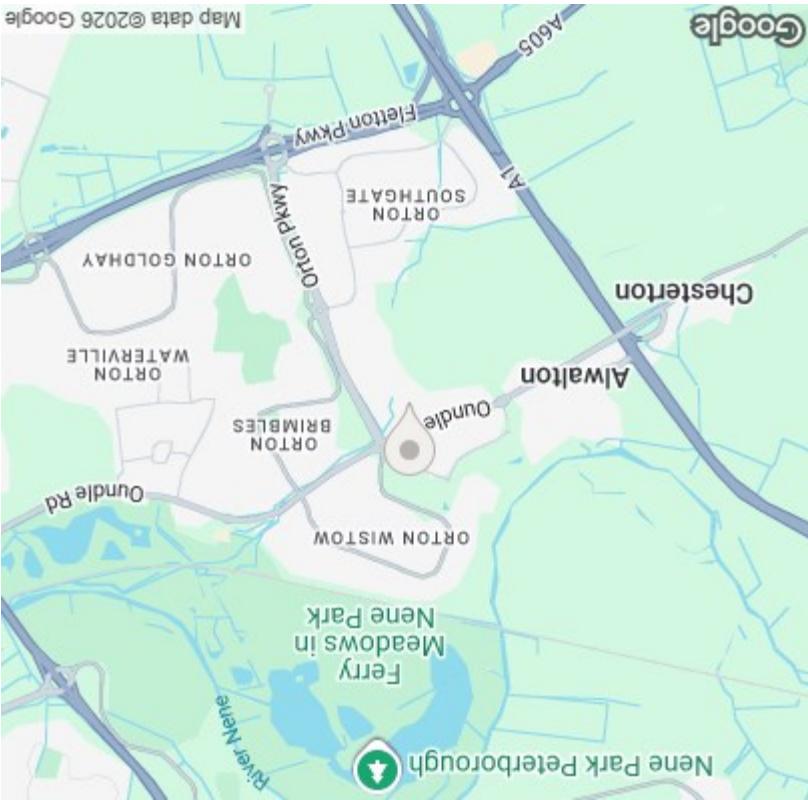


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.petereborough.gov.uk/residents/housing/selective-licensing/>

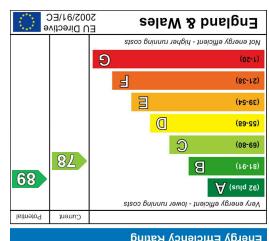
Please note that the Agent has not been tested. Neither has the Agent checked legal documentation to verify the validity of any guarantee or the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent prepared these Sales Particulars as a general guide to give a broad description of the property. Any guarantee, floorplans and disclosures referred to in the description of the property, prior to exchange of contracts, should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Discriminatory Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services,

Energy Efficiency Graph



Area Map



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Skye Close

Orton Northgate, Peterborough, PE2 6DT

Situated in a popular residential location close to local amenities and the Steakhouse, this spacious four bedroom semi-detached family home is offered to the market with no forward chain. The property benefits from a separate kitchen and a generous living and dining room, a downstairs WC, a three-piece family bathroom, and a top floor master suite complete with dressing area and en-suite. Outside, the home offers a private enclosed rear garden, off road parking for multiple vehicles and a detached single garage, making it an ideal purchase for growing families seeking space and convenience.

The property is entered via a welcoming entrance hall which provides access to a convenient downstairs WC, the separate kitchen and the main living accommodation. The kitchen is positioned to the front of the property and offers a practical layout with a range of storage and worktop space. To the rear, the spacious living and dining room extends the full width of the home, creating a bright and versatile open plan area ideal for both everyday family living and entertaining, with doors providing access to the private enclosed rear garden. The first floor landing leads to three well proportioned bedrooms, including two comfortable double rooms and a fourth bedroom which is ideal as a nursery, home office or single bedroom. This floor is served by a modern three piece family bathroom comprising a bath, WC and wash hand basin. Occupying the entire second floor, the impressive master suite provides a generous and private retreat, featuring a large double bedroom, a dedicated dressing area and a well appointed en-suite shower room. Externally, the property benefits from a private enclosed rear garden offering a secure and low maintenance outdoor space. To the front and side, there is off road parking for multiple vehicles along with a detached single garage. Conveniently located close to local amenities, transport links and popular dining options, this well presented home offers approximately 113.8m² of flexible accommodation and is perfectly suited to modern family living.

Entrance Hall

1.08 x 2.74 (3'6" x 8'11")

WC

0.88 x 1.77 (2'10" x 5'9")

Kitchen

2.45 x 3.14 (8'0" x 10'3")

Living/Dining Room

4.57 x 5.00 (14'1" x 16'4")

First Floor Landing

1.91 x 3.67 (6'3" x 12'0")

Bedroom Two

2.55 x 4.43 (8'4" x 14'6")

Bedroom Three

2.55 x 3.67 (8'4" x 12'0")

Bathroom

1.91 x 1.66 (6'3" x 5'5")

Bedroom Four

1.93 x 2.63 (6'3" x 8'7")

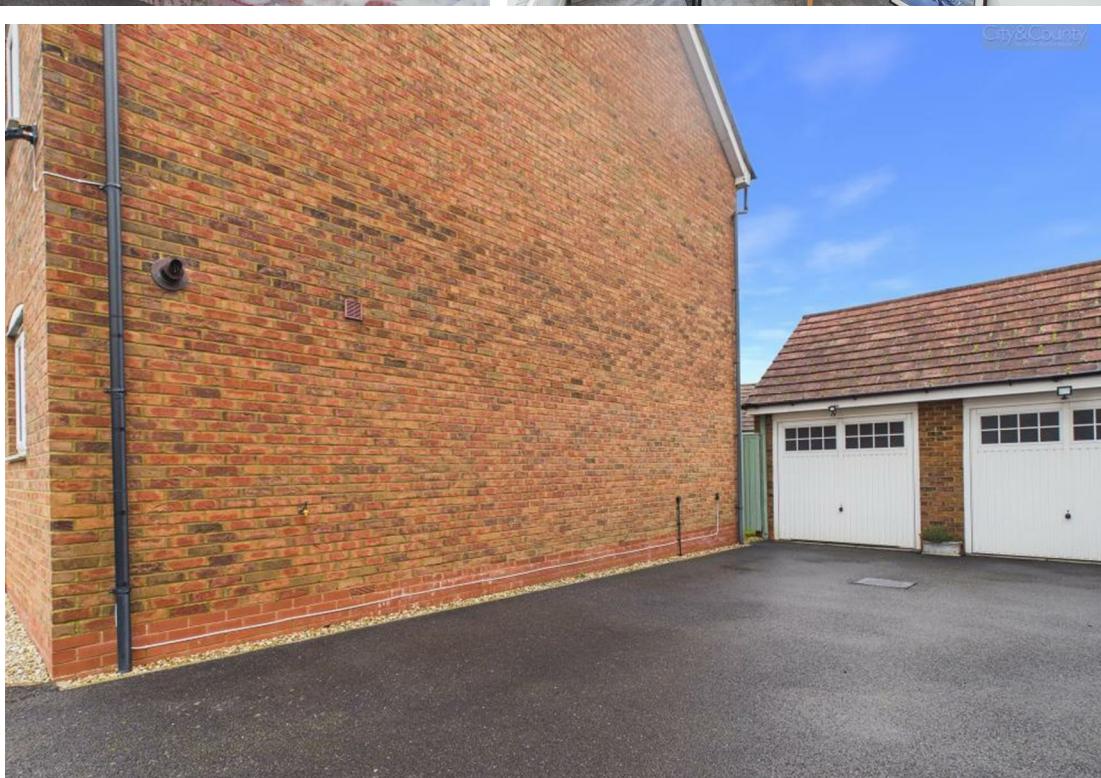
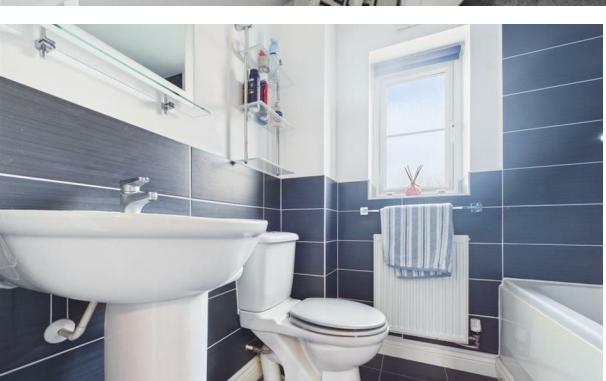
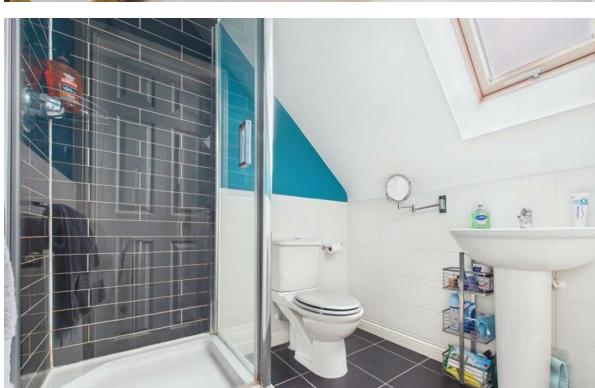
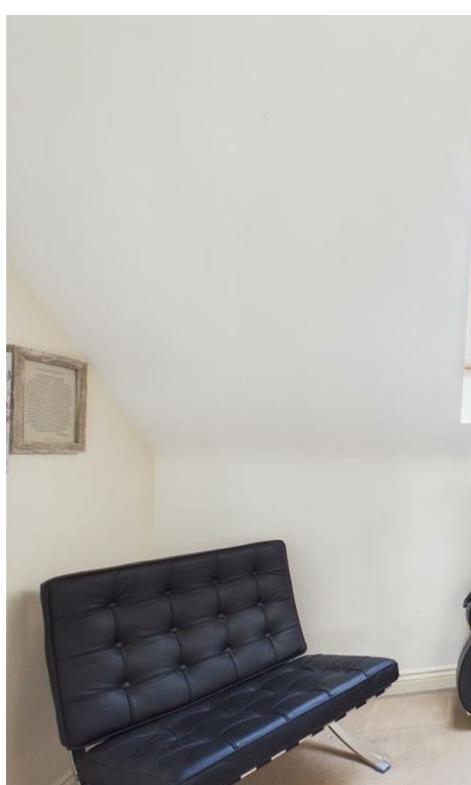
Second Floor Landing

Master Bedroom

4.54 x 5.01 (14'10" x 16'5")

Dressing Area To Master Bedroom

2.78 x 1.92 (9'1" x 6'3")



En-Suite To Master Bedroom

1.68 x 1.91 (5'6" x 6'3")

Garage

2.76 x 5.30 (9'0" x 17'4")

EPC - C

78/89

Tenure - Freehold

There is a community Green Space Charge payable, current figure is approximately £240 per annum.

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Satellite
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL