



Hurfords

36 Kelburn Road, Orton Northgate, Peterborough Freehold £300,000

# Key Features



- Extended semi-detached home
- Situated in the sought-after location of Orton Northgate
- Large master bedroom with en-suite shower room
- Open plan sitting and dining room with contemporary bi-folding
- Driveway and garage providing off road parking

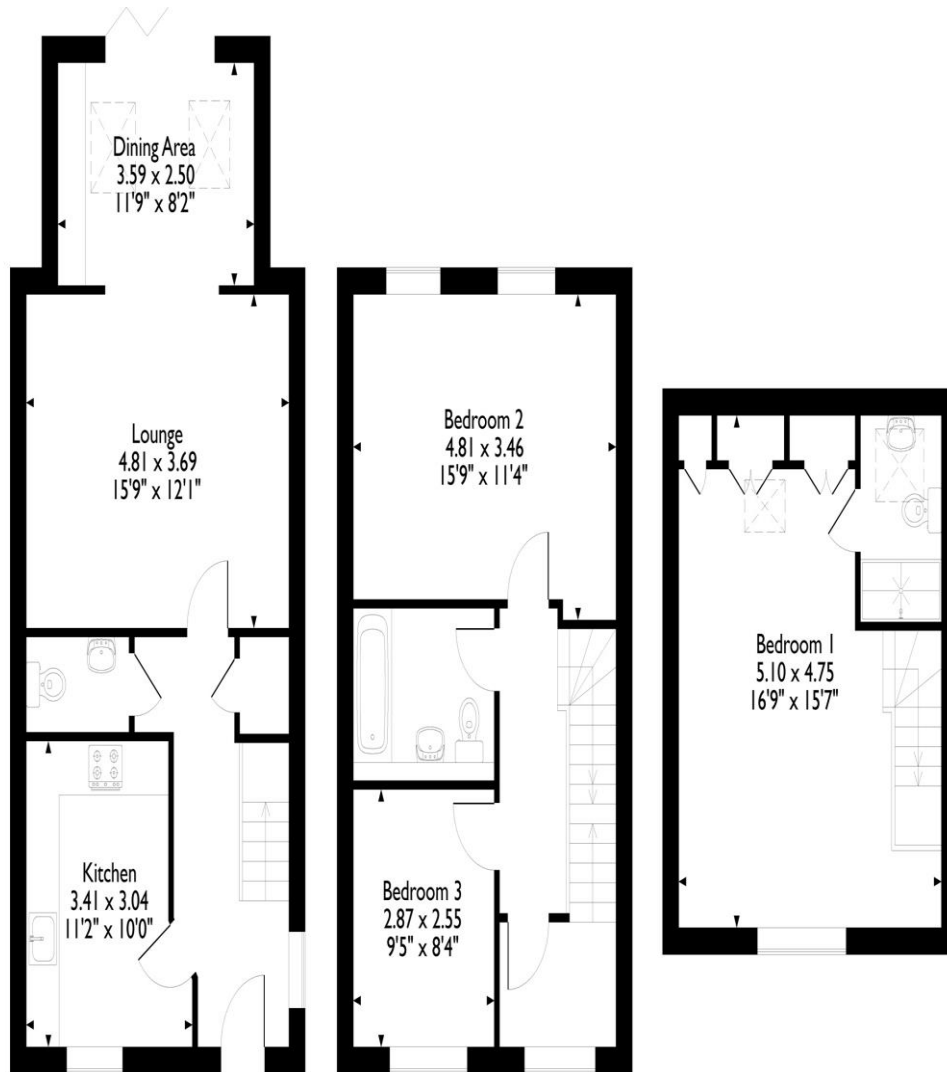
On entering the property you are greeted by a spacious entrance with doors leading to the kitchen reception rooms and downstairs cloakroom. The entrance hall has been fitted with contemporary wooden effect tiled flooring and a good-size downstairs storage cupboard. A good-size downstairs cloakroom has been fitted with a two piece suite including wash hand basin and low level WC.

To the front of the property sits the kitchen which has been newly fitted with a modern kitchen and integrated appliances. The kitchen is a bright cooking space with large window overlooking the front aspect of the property.

To the rear sits the sitting room which has the wooden effect tiled flooring which spans the entire ground floor which creates a fantastic flow throughout. The sitting room is a good size and is open plan into the extended and bright dining room. The dining is a great space for entertaining with bi-fold doors giving access to the rear garden perfect for entertaining with family and friends. The dining room is a bright space with a large skylight window.



Kelburn Road, Orton Northgate, Peterborough  
Approximate Gross Internal Area  
117 Sq M/1262 Sq Ft



**Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

On the first floor there is access into two double bedrooms and a family bathroom. Both the bedrooms are of a great size with space for storage furniture and a window overlooking their aspect.

The family bathroom is a good-size and has been fitted with a three piece suite including bath tub with shower over, wash hand basin and low level WC. The family bathroom has been fitted with contemporary tiling.

The second floor is dedicated solely to the master bedroom which is of a good size and bright with windows overlooking the front aspect and skylight windows. The master bedroom has fitted wardrobes and access into a contemporary en-suite. The en-suite has been fitted with a three piece suite including shower cubicle, wash hand basin and low level WC.

**Outside**

Outside the property benefits from a driveway and garage providing off road parking for multiple vehicles.

To the rear the low maintenance contemporary garden is laid to contemporary patio with space outdoor furniture creating a great space for alfresco dining and entertaining. The rear garden is enclosed by fencing and has access into the rear of the garage.

To view this property call Hurfords on: 01733 380956

# Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

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