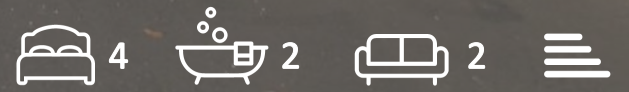




24 Brackenwood
Orton Wistow PE2 6YP
£395,000



24 Brackenwood

Orton Wistow PE2 6YP

Located within walking distance of the local amenities, Wistow Primary School and Lynch Wood business park this extended detached family home offers a rare opportunity to buy in one of Peterborough's most sought after locations. The accommodation comprises ; Entrance Hall with a convenient ground floor Shower Room, there is a good sized lounge, fitted Kitchen Breakfast Room leading to a rear hall/utility room with access to the back garden and garage personnel door. There is also a separate Dining Room. The extension incorporates a Study/Fifth Bedroom. The Landing leads to Four Bedrooms and a Family Bathroom. Outside is a block paved driveway which leads to a single Garage. The enclosed rear garden has gated side access, the garden is laid to lawn with a patio area, floral borders and garden shed.

TENURE Freehold
COUNCIL TAX D
EPC tbc





Entrance Hall

Shower Room

Lounge

16'11" x 11'4" max (5.16m x 3.47m max)

Kitchen Breakfast Room

10'8" x 8'9" (3.26m x 2.68m)

Rear Lobby

11'4" x 6'0" max (3.47m x 1.83m max)

Dining Room

9'11" x 8'10" (3.03m x 2.70m)

Study/Fifth Bedroom

12'5" x 9'0" (3.79m x 2.76m)

Landing

Bedroom 1

9'8" min x 8'5" (2.95m min x 2.59m)

Inc built in wardrobes.

Bedroom 2

11'6" x 9'8" min (3.52m x 2.97m min)

inc fitted wardrobes

Bedroom 3

8'11" x 8'3" (2.73m x 2.52m)

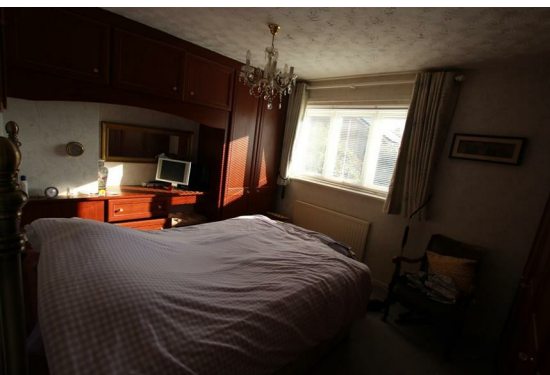
Bedroom 4

6'11" x 7'4" (2.12m x 2.25)

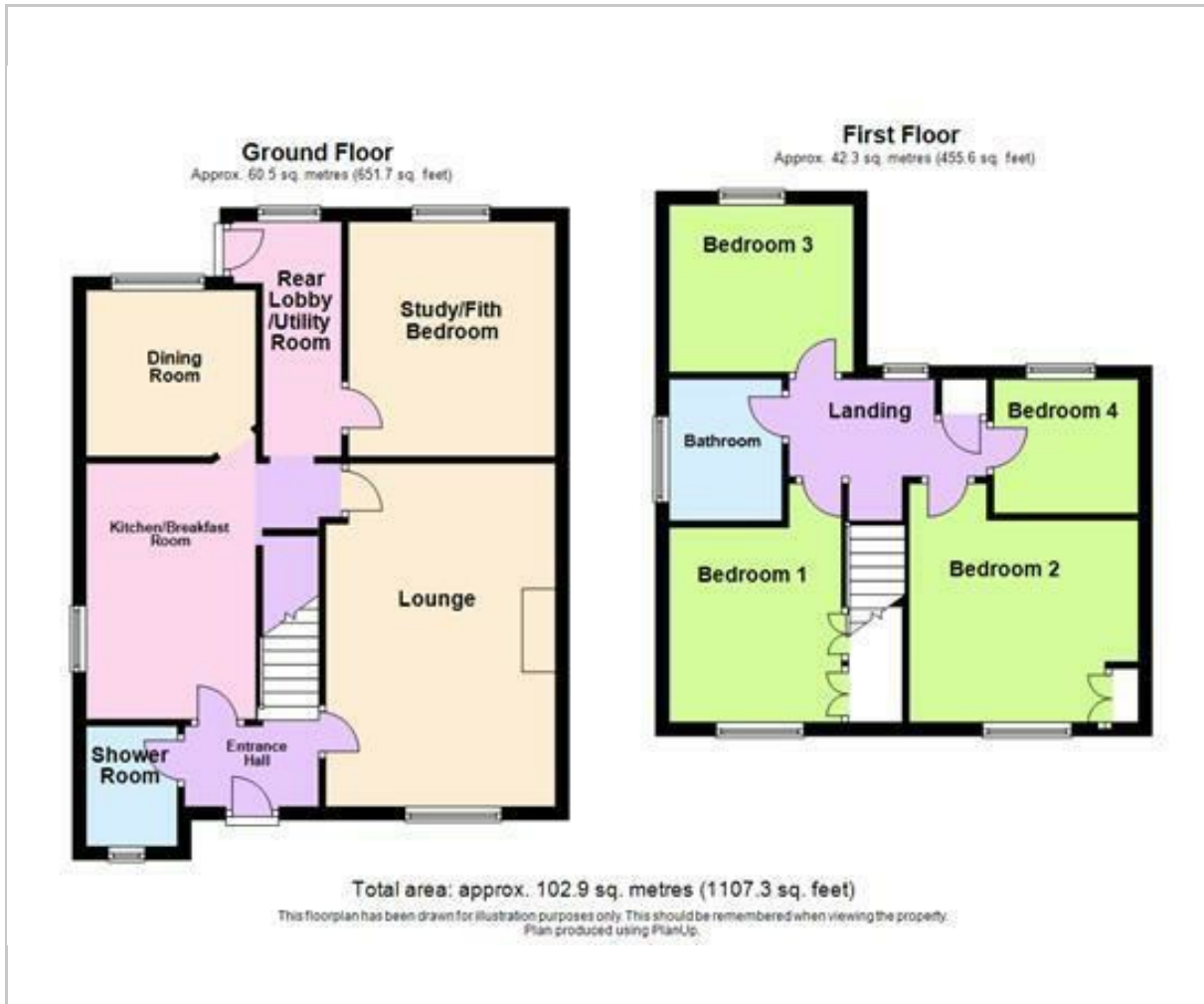
Family Bathroom

Outside

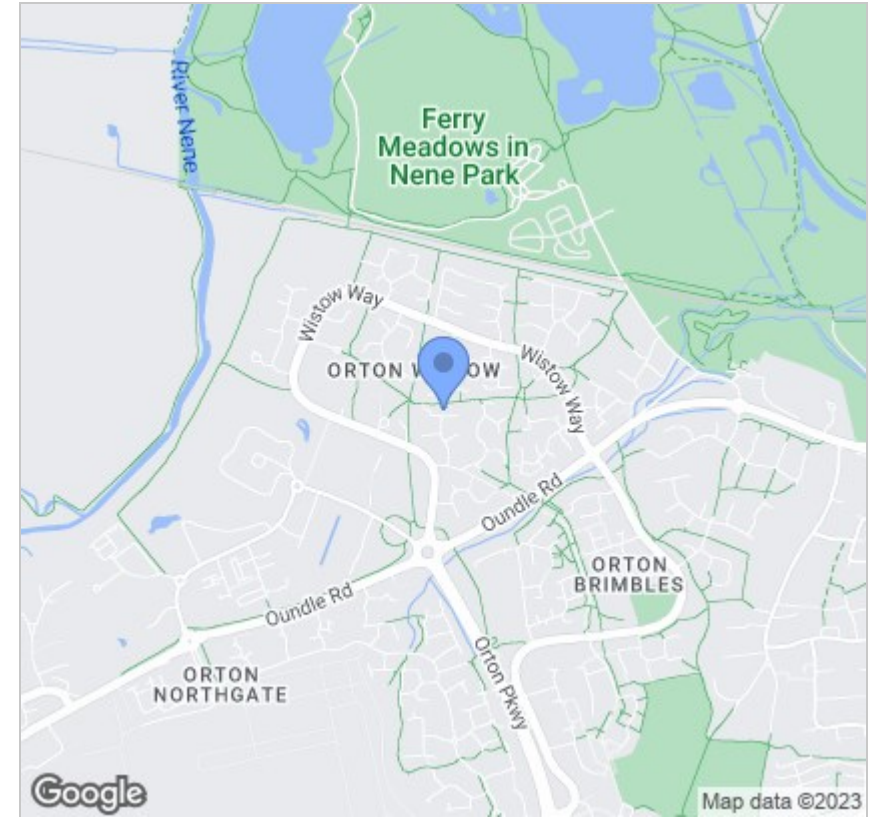
To the front of the property is a block paved driveway leading to a single garage with a personnel door through to the rear garden. Fully enclosed the rear garden is laid to lawn with a patio area and gated side access.



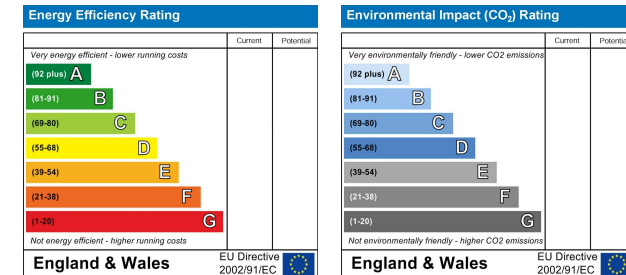
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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