



36 Rosyth Avenue  
Orton Southgate PE2 6SL



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A beautiful four double bedroom detached property in Rosyth Avenue, Orton Southgate. Immaculately presented throughout and offering spacious rooms throughout, this David Wilson built home is ideal for families looking to upsize. The approach to the property is via a double driveway and lovely front garden. The accommodation comprises the following; entrance hallway, downstairs WC, living room with bay window to the front and double doors to the dining room, the dining room itself has sliding doors to the rear garden. A lovely addition to this property is the TV/Study Room which could be used for a variety of purposes including a working from home space or games room. Following on, the fantastic kitchen/breakfast room has a range of fully fitted appliances and storage space with a separate utility room which houses the Vaillant gas boiler. First floor landing; four double bedrooms, with an en-suite shower room to the master and built in storage in each bedroom, four piece suite family bathroom including walk in shower tray. Outside; beautifully kept rear garden with bin shed and other storage available. This great family home is not to be missed and viewings are highly advised.







Entrance Hallway

Downstairs WC

Living Room - 4.82m x 3.63m (15'9" x 11'10")

Dining Room - 3.99m x 3.35m - (13'1" x 10'11")

Study / TV Room - 2.12m x 2.40m (6'11" x 7'10")



Kitchen / Breakfast Room - 2.64m x 4.15m (8'7" x 13'7")

Utility Room - 1.64m x 2.74m (5'4" x 8'11")

First Floor Landing

Master Bedroom - 4.29m x 3.65m (14'0" x 11'11")



En Suite

Bedroom Two - 4.56m x 4.77m (14'11" x 15'7")

Bedroom Three - 3.65m x 3.11m (11'11" x 10'2")

Bedroom Four - 2.76m x 2.83m (9'0" x 9'3")



Family Bathroom

Outside

Garden

Double Garage





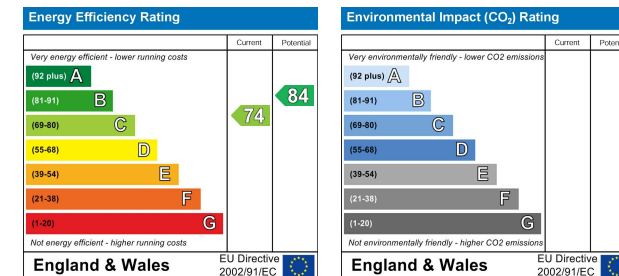
## Floor Plan



## 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.

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