



15 Edenfield
Orton Longueville PE2 7HY
Offers in excess of £495,000

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Situated in Orton Longueville, one of Peterborough's respected and sought after locations this substantial detached house has been remodelled to provide versatile family accommodation. Located at the head of a cul de sac of similar properties the area enjoys easy access to schools for all ages, and local shopping facilities along with easy access to the City's orbital road system.

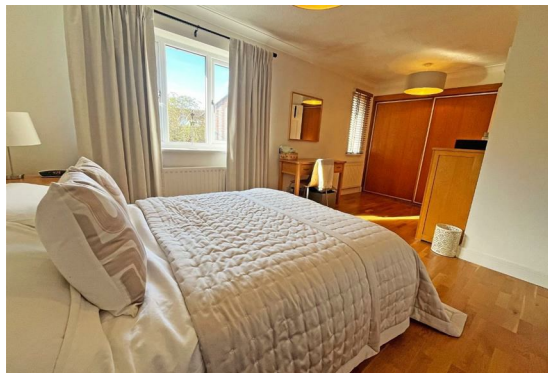
Well presented the accommodation comprises; Entrance Hall with the stairs to the first floor, Cloakroom W.C, Good size Lounge, spacious Kitchen Diner and Utility Room. The property has been altered to provide a Study and Dining Room.

The First Floor Landing leads to an Ensuite Main Bedroom, three further Bedrooms and Family Bathroom.

Outside is ample parking, a single Garage and a large enclosed rear Garden ideal for entertaining.

Viewing of this attractive property is strongly urged.

Tenure Freehold
Council Tax





Entrance Hall
Stairs to the first floor Landing with attractive arch window feature.

Cloakroom W.C

Lounge
16'7" + bay x 11'1" (5.06m + bay x 3.40m)
Attractive fireplace feature, bay window to the front, French Doors to the rear garden.

Kitchen Breakfast Room
19'1" 10'3" (5.83m 3.13m)

Utility Room

Study
10'3" x 6'10" (3.13m x 2.09m)
door through to

Dining Room
17'7" x 7'10" (5.38m x 2.40m)
Door to Garage

First Floor Landing

Bedroom 1
17'5" max x 10'3" max (5.31m max x 3.14m max)
Fitted wardrobes to one wall, door to

Ensuite Shower Room.

Bedroom 2
11'0" x 7'8" (3.37m x 2.34m)

Bedroom 3
10'3" x 7'11" (3.14m x 2.42m)

Bedroom 4
8'7" x 8'1" (2.62m x 2.48m)

Family Bathroom

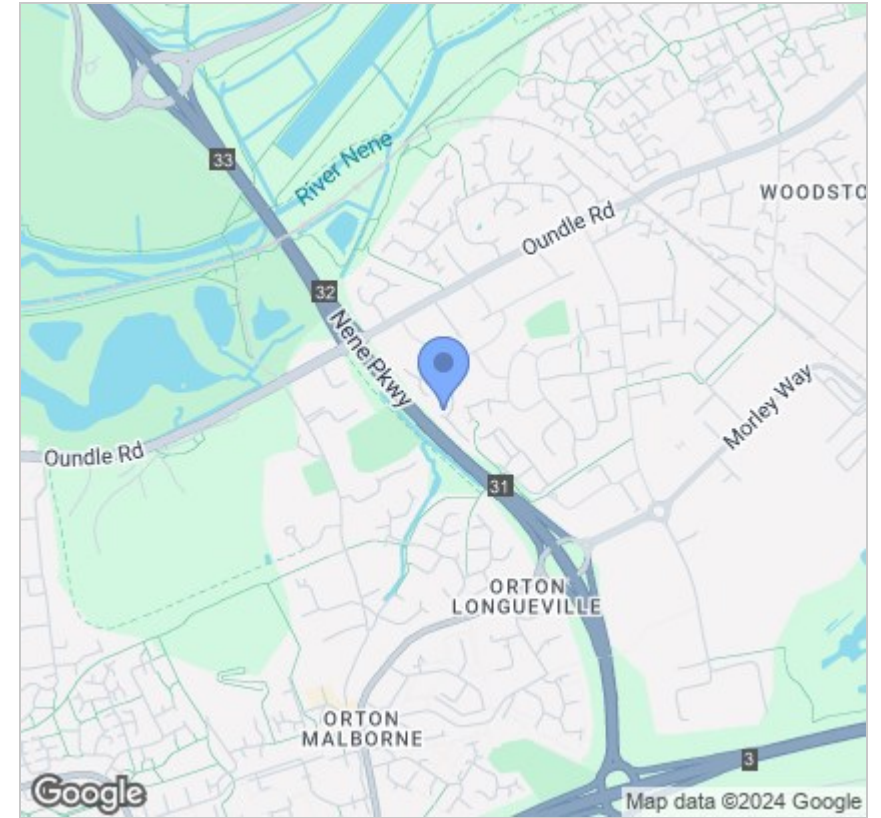
Outside
To the front of the property is ample driveway space leading to a single Garage, which has a electric roller door, power, light and an internal door into the property. Gated side access leads to a large rear Garden which is fully enclosed, laid mainly to lawn with two patio area and raised floral sleeper borders.



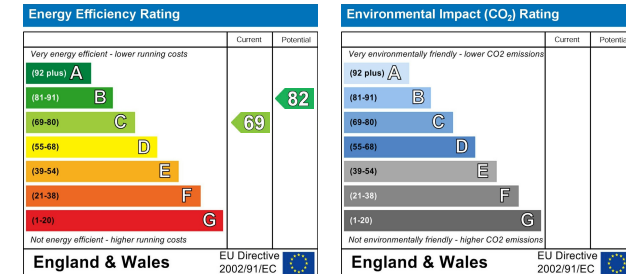
Floor Plan



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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