



25 Sunningdale
Orton Waterville PE2 5UB
Offers in excess of £600,000



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Brilliant family home in Sunningdale, an extremely popular part of Orton Waterville.

This unique property comprises of: Ground Floor- entrance hall, cloakroom, study with door to the garden, dining room with door to the garden, lounge patio doors to the garden, kitchen/breakfast room, utility room with door to the garden and double garage. First Floor- open landing, four double bedrooms, re-fitted en-suite shower room and built in wardrobes to bedroom one and a re-fitted family bathroom.

Outside- to the front of the property is a block paved drive leading to the front and the double garage, enclosed lawn to the front and side. To the rear of the property is great sized garden, mainly laid to lawn with an additional patio area. The borders are well stocked with an array of bushes and trees.

This property is in close proximity to local amenities, major transport links and the Ferry Meadows Country Park.

Tenure: Freehold
Council Tax Band: F



Ground Floor

Porch

Entrance Hall

Study

9'3" x 8'3" (2.83m x 2.54m)

W/C

Dining Room

19'6" x 11'8" (5.95m x 3.58m)

Lounge

20'8" x 11'8" (6.31m x 3.57m)

Kitchen/Breakfast Room

18'4" x 11'8" (5.61m x 3.58m)

Utility Room

8'0" x 6'0" (2.45m x 1.84m)

Double Garage

20'11" x 16'11" (6.38m x 5.18m)

Approximate Measurement

First Floor

Landing

Bedroom One

14'7" x 11'8" (4.45m x 3.58m)

En Suite Shower Room

Bedroom Two

16'4" max x 15'1" max (4.98m max x 4.60m max)

Bedroom Three

11'9" max x 11'9" max (3.59m max x 3.59m max)

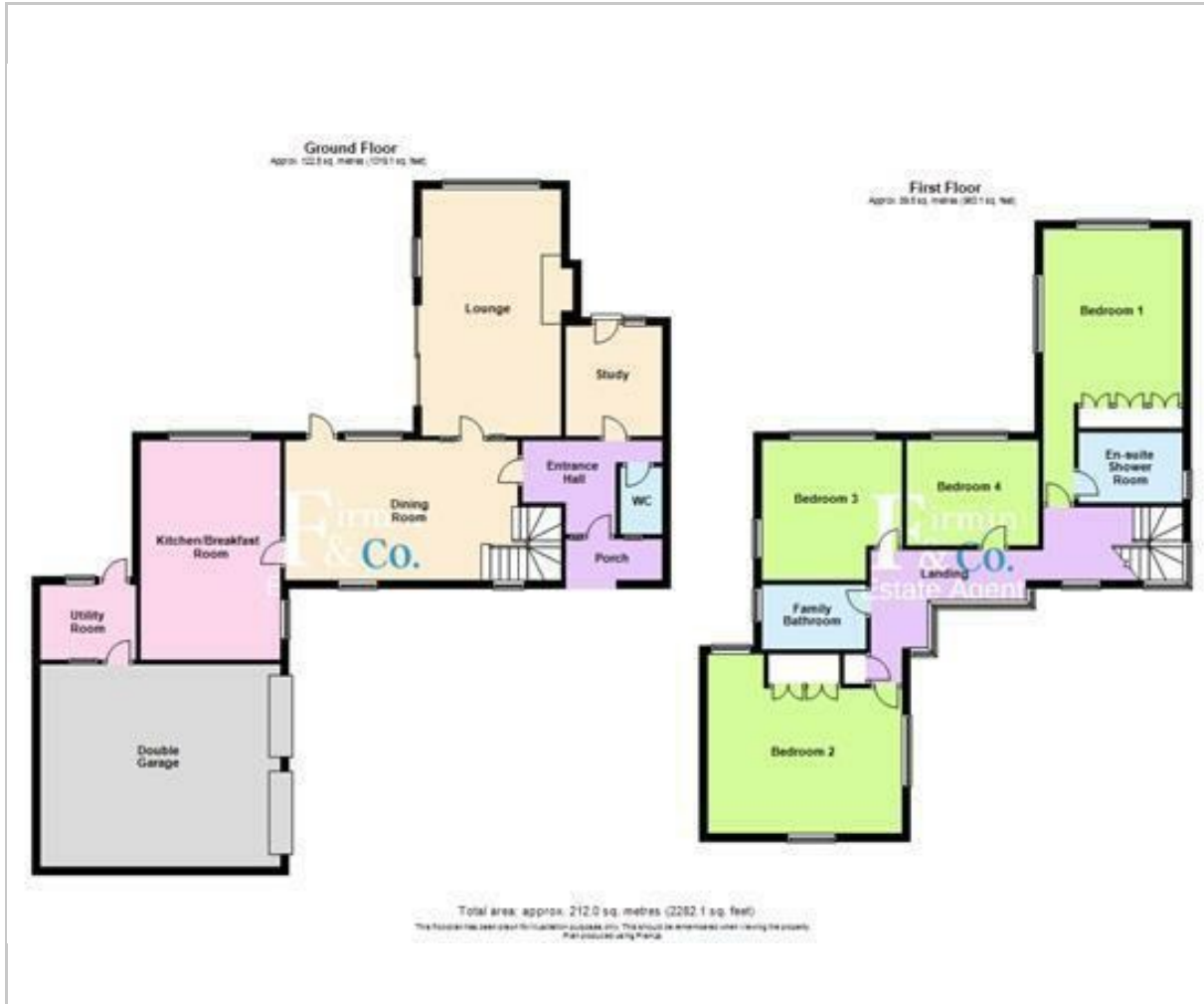
Bedroom Four

11'1" x 8'9" (3.40m x 2.68m)

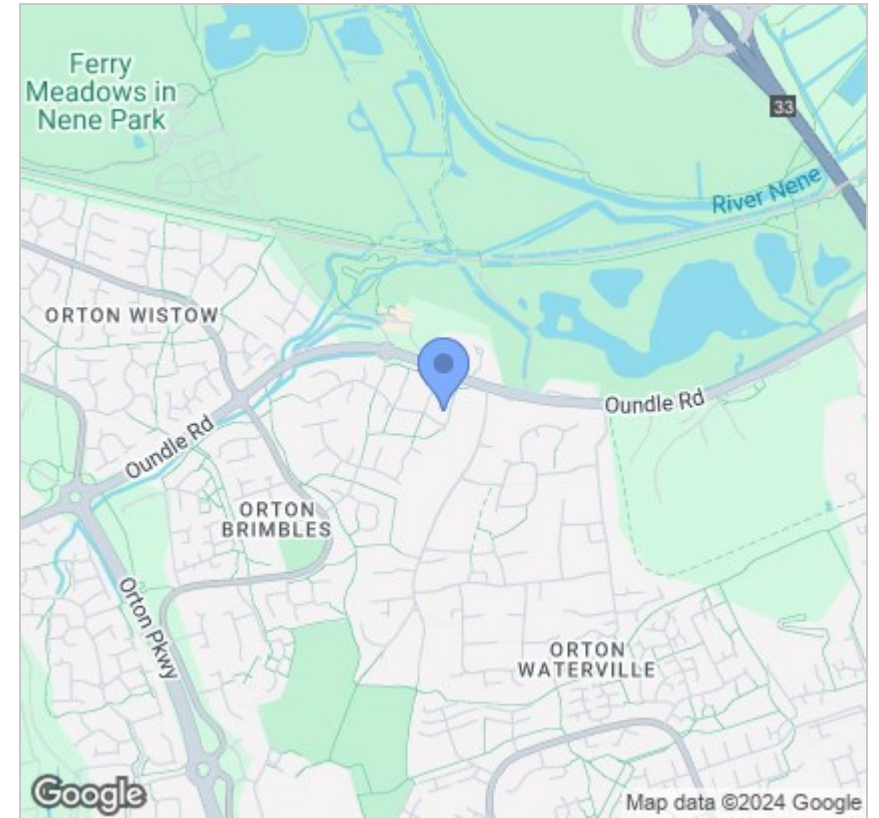
Family Bathroom



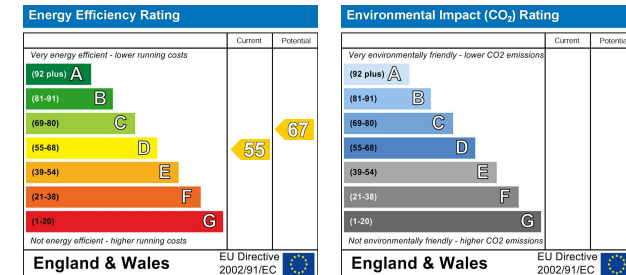
Floor Plan



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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