



24 The Orchards

Orton Waterville PE2 5LA

Offers in the region of £385,000



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The property comprises on; Entrance in to a large hallway with window to front, stairs to first floor landing and door to the lounge, box window to front and window to the side aspect, feature electric fireplace with Adam style surround.

The Kitchen/Breakfast Room is fitted with a matching range of base and eye level units with worktop space over with underlighting, glazed display unit, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, built-in dishwasher, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in gas hob with extractor hood over, window to side aspect

Dining Room with window to side aspect and double door to rear garden.

The downstairs W/C is fitted with two piece suite comprising, vanity wash hand basin and close coupled W/C, open plan to Storage cupboard.

To the first Floor is the airing cupboard and doors to the FOUR bedroom, fitted wardrobes in the master bedroom and En-suite comprises of shower cubicle, since and W/C, the family bathroom offers 3 piece suite, bath, sink and W/C.

Bedroom 1 3.63m (11'11") x 3.49m (11'5")
Two storage cupboard, radiator, fitted carpet, TV point, power point(s), artexed ceiling with ceiling light, fitted with a range of wardrobes, door to:

The exterior of the property shows the established garden to front laid to lawn with a variety of shrubs and borders. Block paved driveway leading to single detached garage with parking for three vehicles. Covered entrance and gated access to rear garden. Garage with metal up and over door, power and light connected. An established garden to the rear laid to lawn, patio seating area, personal access door to garage, summer house and separate side gated access to front.

Tenure: Freehold
Council Tax Band: D





Entrance Hall

Lounge:
18'9" x 10'2"

Dining Room:
11'4" x 8'3"

Kitchen:
11'4" x 9'11"



W/C:

Landing

Bedroom One:
11'8" x 9'1"

En-suite:

Bedroom Two:
11'6" x 7'11"

Bedroom Three:
10'3" x 8'6"

Bedroom Four:
11'8" x 6'9"

Bathroom:

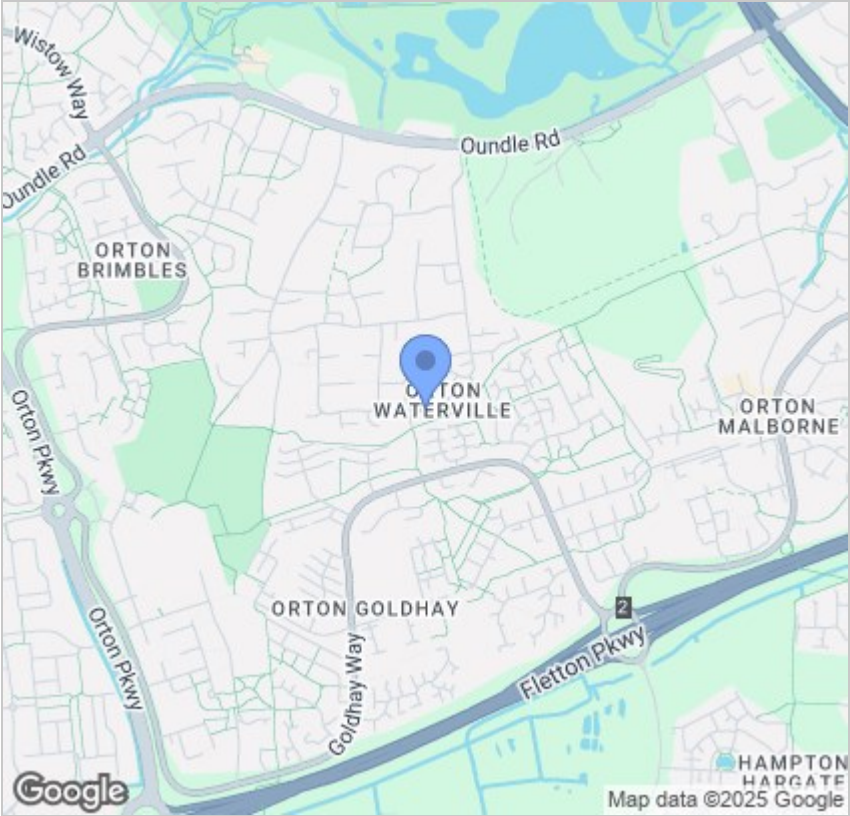
Garage:



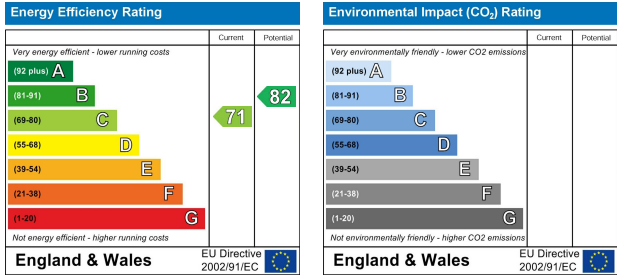
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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