



2 Sunningdale

Orton Waterville PE2 5UB

Offers in the region of £620,000

4 2 2



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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, re-fitted kitchen/breakfast room with door to the gym & utility room with door to the garden and the gym.

First Floor- open landing, four double bedrooms, bedroom one benefitting from a re-fitted en-suite shower room and built in wardrobes, bedroom two benefitting from built in wardrobes. Re-fitted family shower room.

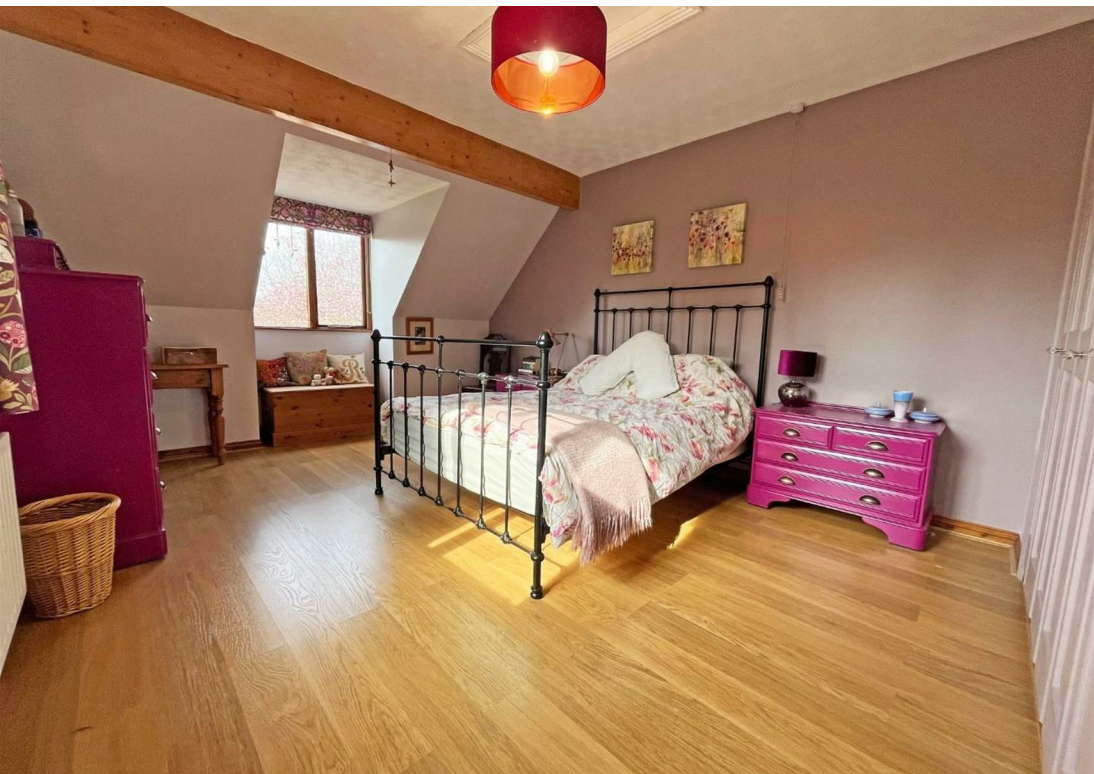
Outside- to the front of the property is a block paved drive offering off road parking for several vehicles, enclosed lawn to the front and side. To the rear of the property is great sized garden, one of the biggest on the estate which is mainly laid to lawn with an additional patio area, raised deck area. The borders are well stocked with an array of established 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

Entrance Hall

Study  
8'3" x 9'3" (2.53m x 2.83m )

W/C

Dining Room  
19'6" max x 11'8" max (5.95m max x 3.57m max)

Lounge  
20'9" x 11'8" (6.34m x 3.57m)

Kitchen/Breakfast Room  
18'3" x 11'8" (5.58m x 3.56m)

Utility Room

Gym  
16'5" x 10'5" (5.02m x 3.19m)

Gym  
16'5" x 8'4" (5.02m x 2.55m)

First Floor

Landing

Bedroom One  
14'7" x 11'8" (4.46m x 3.58m)

En Suite Shower Room

Bedroom Two  
16'2" max x 15'1" max (4.95m max x 4.61m max)

Bedroom Three  
11'8" max x 11'8" max (3.57m max x 3.56m max)

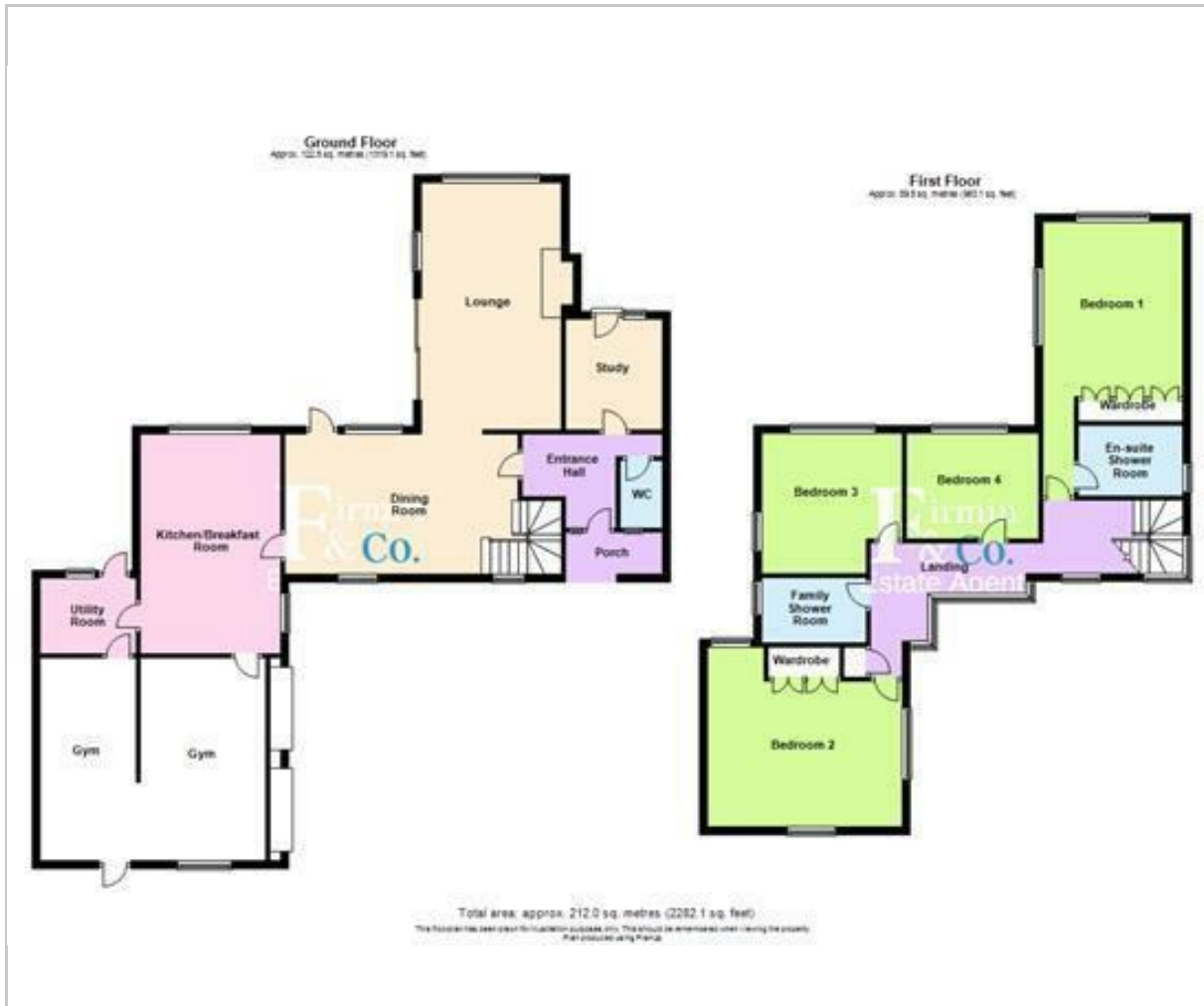
Bedroom Four  
11'1" x 8'10" (3.40m x 2.70m)

Family Shower Room

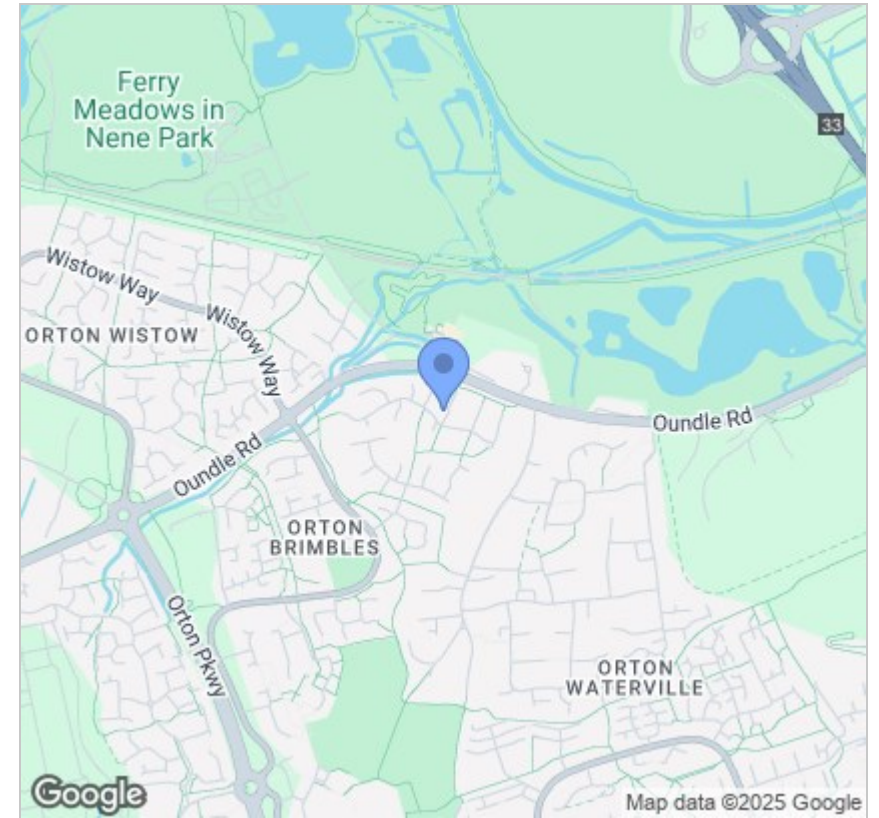




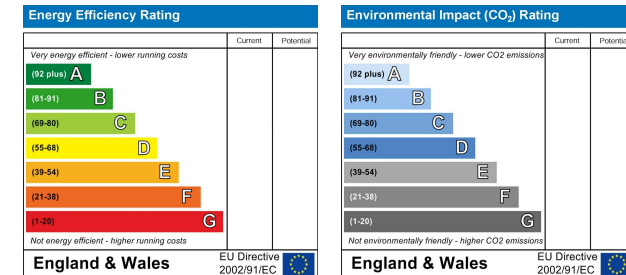
## Floor Plan



## 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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