



7 Martins Way

Orton Waterville PE2 5DY

Offers in the region of £450,000



4



2



3



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Brilliantly positioned detached house with single storey extension on Martins Way, a very popular part of Orton Waterville.

This property comprises of;

Ground Floor- entrance hall, w/c, open lounge with patio doors to the garden, kitchen with doors to the side lobby and the dining room, dining room open to the sun room, sun room has bi-fold doors to the garden and access to the wet room.

First Floor- landing with storage cupboard, four bedrooms, bedroom one benefitting from a built in storage cupboard, family bathroom with airing cupboard.

Outside- open frontage laid to lawn with bushes to the front and trees to the side, block paved drive way leading to the garage. To the rear, this garden has to be viewed to be understood- enclosed with an array of bushes and tree and laid to lawn with a feature patio from the house.

This property is within walking distance to the local amenities, very close to Ferry Meadows Country Park and major transport links. This property very much has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

W/C

Inner Hallway

Lounge

19'7" max x 10'2" max (5.98m max x 3.10m max)

Dining Room

10'0" x 9'7" (3.06m x 2.94m)

Kitchen

12'7" max x 9'7" max (3.84m max x 2.94m max)

Sun Room

14'3" max x 10'7" max (4.35m max x 3.24m max)

Wet Room



Lobby

Garage

First Floor

Landing

Bedroom One

10'3" max x 10'0" max (3.14m max x 3.07m max)

Bedroom Two

9'10" x 9'8" (3.00m x 2.96m)

Bedroom Three

11'1" x 6'5" (3.39m x 1.98m)

Bedroom Four

9'5" x 7'6" (2.89m x 2.31m)

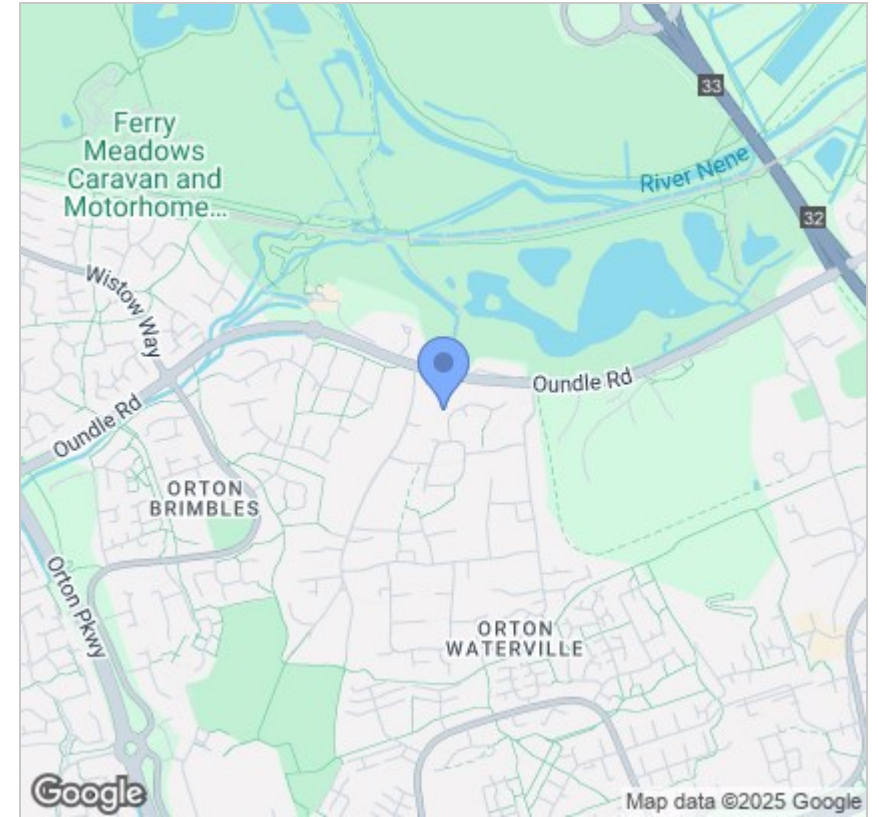
Family Bathroom



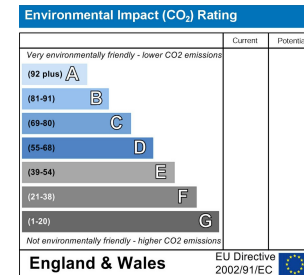
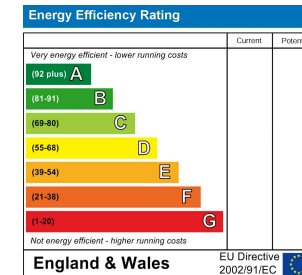
Floor Plan



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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