



38 Sunningdale

Orton Waterville PE2 5UB

Offers in the region of £695,000

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Very impressive detached property in Sunningdale, a very popular part of Orton Waterville.

This property comprises of;

Ground Floor- entrance hall, re-fitted w/c, study with door to the courtyard garden, inner hallway leading to the stairwell. Lounge with double doors to the conservatory, dining room which open plan to the re-fitted kitchen/breakfast room and with double doors to the conservatory. Utility room with door to the garden and door to the double garage.

First Floor- stairwell leading to the second floor, bedroom one with re-fitted en suite, feature landing giving access to three further double bedrooms, re-fitted family bathroom and the airing cupboard.

Second Floor- bedroom three with dual aspect windows.

Outside- block paved frontage leading to the double garage, side access. To the rear of the property, a private and very well maintained garden, laid to a mix of lawn and patio with an array of established plants, flowers and trees.

This is very rare opportunity to buy this house type and this property is in close proximity to local amenities, major transport links and the Ferry Meadows Country Park.

Tenure: Freehold
Council Tax Band: G





Ground Floor

Entrance Hall

Study

9'2" x 7'9" (2.80m x 2.37m)

W/C

Inner Hallway

Stairwell

Lounge

20'8" x 11'9" (6.31m x 3.59m)

Dining Room

12'5" x 11'8" (3.79m x 3.58m)

Kitchen/Breakfast Room

18'4" x 11'7" (5.59m x 3.54m)

Utility Room

7'10" x 5'8" (2.41m x 1.73m)

Conservatory

19'7" max x 14'11" max (5.97m max x 4.55 max)



First Floor

Stairwell

Bedroom One

16'7" max x 11'8" max (5.06m max x 3.57m max)

En Suite

Feature Landing

Bedroom Two

16'8" max x 15'0" max (5.10m max x 4.58m max)

Bedroom Four

11'9" max x 11'8" max (3.60m max x 3.57m max)

Bedroom Five

12'7" x 8'10" (3.84m x 2.71m)

Family Bathroom

Second Floor

Bedroom Three

11'8" x 11'8" (3.58m x 3.58m)



Floor Plan



Viewing

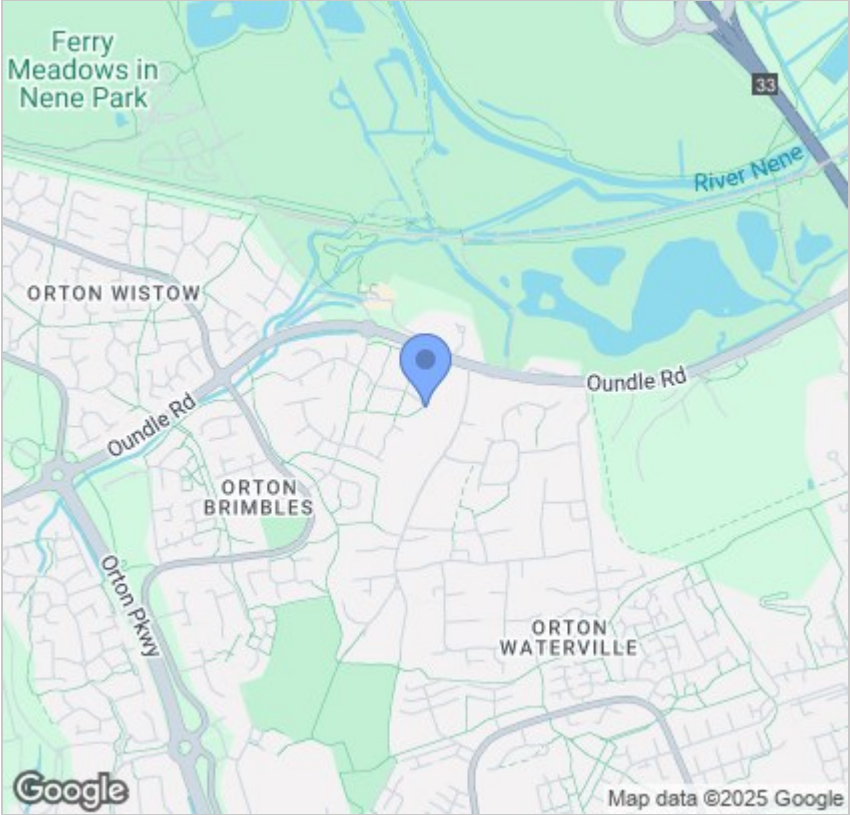
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

