



43 Chandlers
Orton Brimbles PE2 5YW
£410,000



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Within walking distance of Ferry Meadows Country Park with local amenities nearby is this well presented, detached family home set in a cul-de-sac position within a sought after location in Chandlers, Orton Brimbles, and in brief the property comprises.

Upon entering the home you are greeted by a well presented entrance hall with stairs leading to the first floor. From the hallway, separate doors leads to, downstairs cloakroom, which comprises of a two piece suite with double glazed window to the front aspect. Good size dining room with laminate flooring and a double glazed window to the front aspect. Towards the end of the hallway you will find a generous size living room with wood flooring, with patio doors providing access into a spacious conservatory with views into the rear garden, double doors to the side providing access into the rear garden. Well proportioned kitchen/breakfast room off the hallway, which comprises a range of wall and floor level fitted units with accompanying worktop surfaces with tiled splashbacks, space is available for an under unit, separate fridge & freezer units, in addition there is a built in, double oven with fitted gas hob with extractor hood over, and with two double glazed windows to the rear & side aspect. From the kitchen, door into a good size utility room with further storage units, an inset stainless steel sink unit with tiled splashbacks, with plumbing available for a washing machine, with door to the side providing access into the rear garden.

On the first floor, the main bedroom, benefits from two built in wardrobes with sliding folding doors, and a double glazed window to the front, from the bedroom, door leads into an en-suite shower room, with a walk in double shower cubicle, wash hand basin and WC. Three further double bedrooms off the landing and a three piece family bathroom which serves the remaining bedrooms.

Outside, to the front, tarmac driveway provides off road parking space and in turn leads to an integral garage with power & light connected, gated access to the side of the property which provides access into an enclosed rear garden, with a paved patio area leading to a laid lawn garden with mature shrubs and gravelled borders.

Tenure: Freehold
Council Tax Band: E





Entrance Hall:

Downstairs Cloakroom:

Living Room:
10'10" x 15'7" (3.32m x 4.75m)

Conservatory:
10'2" x 15'5" (3.12m x 4.72m)

Dining Room:
9'2" x 8'9" (2.80m x 2.69m)

Kitchen/Breakfast Room:
14'4" x 8'9" (4.38m x 2.69m)

Utility Room:
4'9" x 8'9" (1.46m x 2.69m)

First Floor & Landing:

Bedroom 1:
15'3" max x 12'0" (4.67m max x 3.66m)

En-suite:

Bedroom 2:
10'5" x 12'7" (3.19m x 3.86m)

Bedroom 3:
7'10" x 12'7" (2.41m x 3.84m)

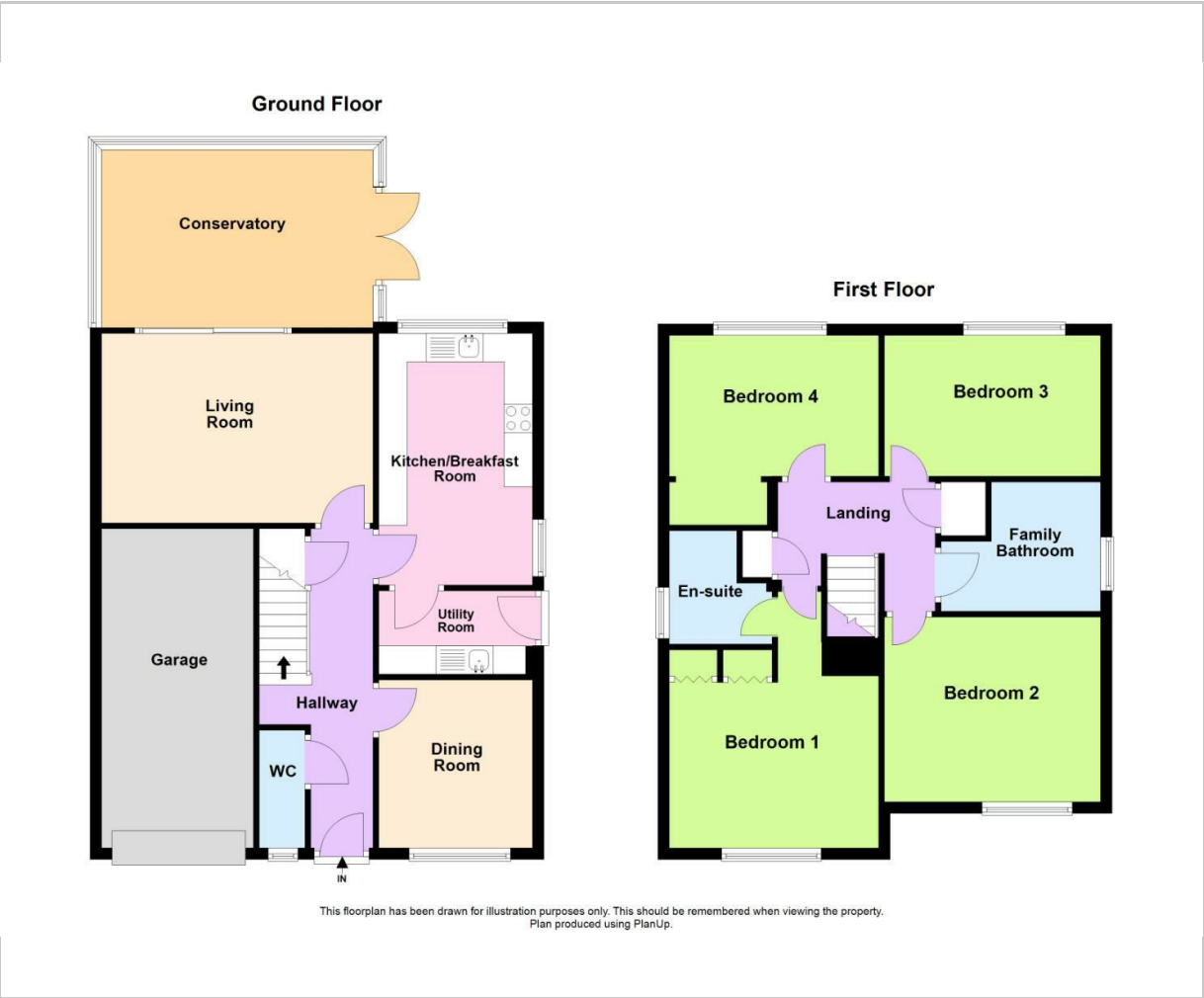
Bedroom 4:
7'11" x 12'1" (2.42m x 3.70m)

Family Bathroom:

Garage:
18'0" x 8'6" (5.50m x 2.60)



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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48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

