



7 Crabapple Green

Orton Wistow PE2 6YR

Offers in the region of £425,000



4



2



3





## 7 Crabapple Green

### Orton Wistow PE2 6YR

A spacious detached house located in a quiet cul-de-sac Crabapple Green, in a sort after residential area of Orton Wistow.

This property comprises of;

**Ground Floor-** entrance hall with understairs cupboard, lounge, dining room with double doors to the garden, kitchen/diner, utility room, family room and downstairs cloakroom.

**First Floor-** landing, four bedrooms, built in cupboards to eves. en-suite shower room to bedroom one, family bathroom.

**Outside-** driveway to the front providing off-road parking leading to integral single garage. Side access to the rear, enclosed garden. Mainly laid to grass with mature shrubs and bushes.

Offered with vacant possession and no forward chain.

This property is within walking distance of the local amenities & Ferry Meadows country park, also close to major transport links.

Tenure: Freehold  
Council Tax Band: E







## Ground Floor

### Entrance Hall

### Dining Room

13'4" x 11'5" (4.08m x 3.50m)

### Lounge

21'5" x 11'6" (6.55m x 3.53m)

### Kitchen/Diner

15'7" x 10'1" (4.75m x 3.09m)



### Family Room

16'0" x 6'6" ,187'0" (4.88m x 2,57m)

### Utility Room

11'10" max x 9'1" max (3.61m max x 2.79m max)

### Downstairs Cloakroom

5'5" x 4'3" (1.66m x 1.31m)

### Landing



### Bedroom One

16'11" max x 14'0" max (5.18m max x 4.28m max)

### En-Suite Shower Room

6'8" x 6'5" max (2.05m x 1.96m max)

### Bedroom Two

13'10" max x 9'6" max (4.24m max x 2.90m max)

### Bedroom Three

8'11" max x 8'2" max (2.73m max x 2.51m max)

### Bedroom Four

8'2" max x 7'3" max (2.50m max x 2.21m max)

### Bathroom

7'8" max x 5'5" max (2.36m max x 1.66m max)





Floor Plan



Viewing

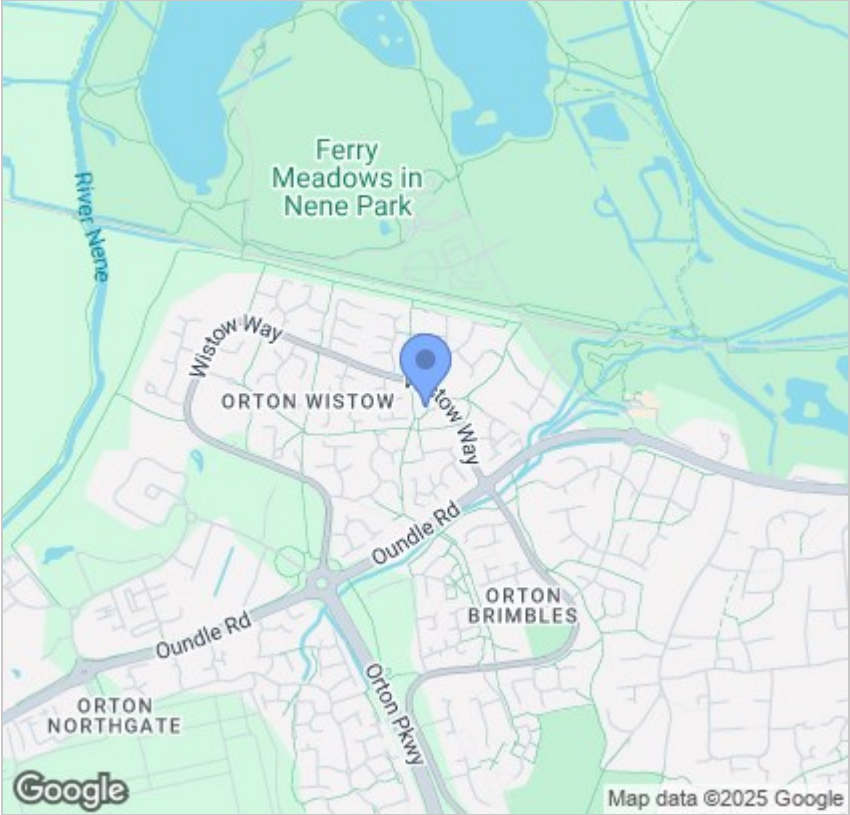
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

