







7 The Orchards

Pickmere

A stylish, extended 3-bed semi-detached near Pickmere Lake. Open-plan living, conservatory, modern kitchen. 3 double bedrooms, study, 2 baths. Approx. 1,161 sq.ft. Ideal village setting.

Council Tax band: D

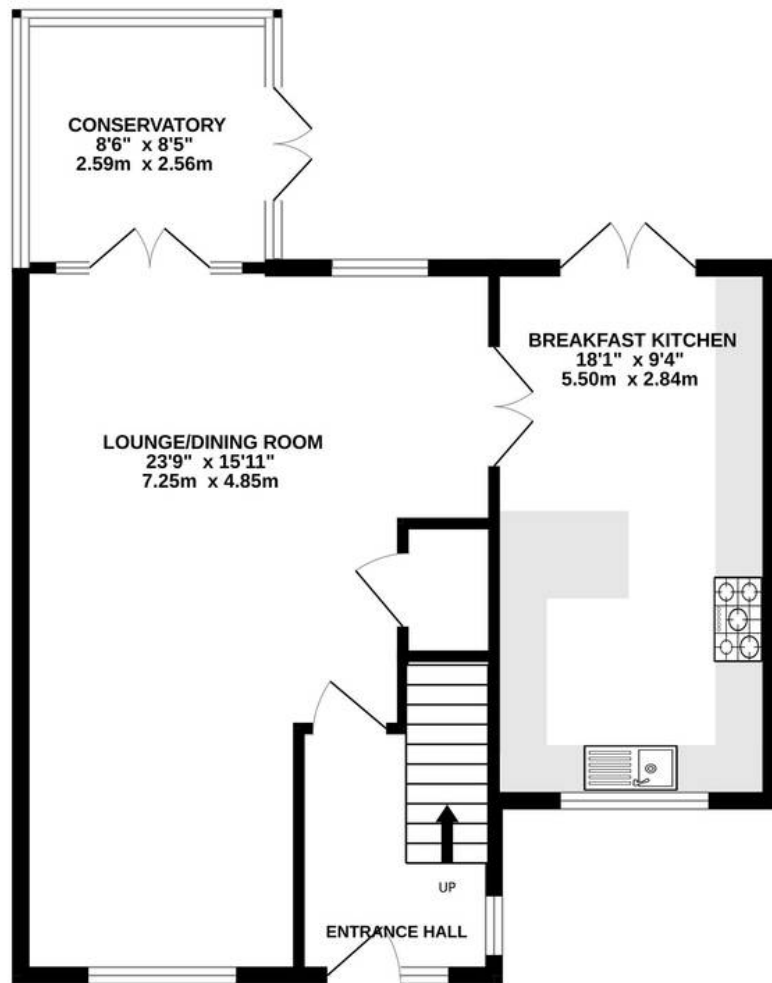
Tenure: Freehold

EPC Energy Efficiency Rating: C

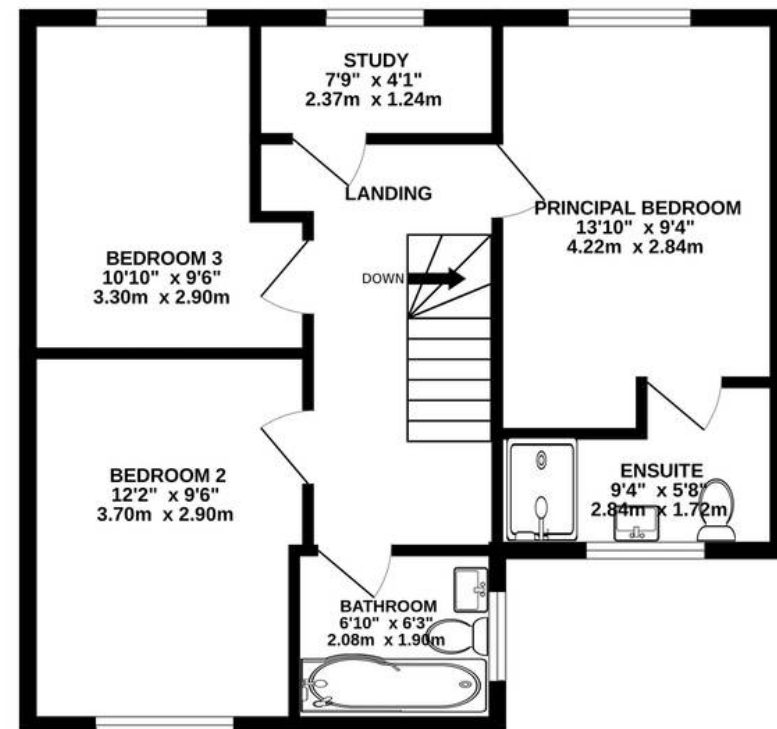
- Substantially extended and stylishly modernised
- Three good double bedrooms and a study/nursery
- Two modern bathrooms, including an ensuite to the principal bedroom
- Large open plan lounge/diner and conservatory
- beautifully appointed breakfast kitchen with integrated appliances
- Quiet cul-de-sac setting moments walk from Pickmere Lake



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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