



18 Orton Avenue
Woodston PE2 9HL
£300,000

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A 'MUST VIEW' is this well-presented & much loved family home which has been thoughtfully extended to the rear aspect, providing spacious open plan accommodation. Ideally located in Woodston, the property is close by to Woodston Primary school and local shops and amenities nearby with local bus routes within easy walking distance and located close to the City Centre.

In brief the property comprises, entrance hall with stairs leading to the first floor, with laminate flooring and window to the front aspect, benefitting also from a two piece cloakroom off the hallway. From the hallway, glazed door leads into a good size living room with feature surround fireplace with gas fire, laminate flooring, and a useful storage cupboard, and opening into the kitchen area. Generous size sitting room can be found to the other side of the hallway, with dual aspect double glazed windows to the front & side, featuring a gas fire, walk in storage cupboard and a useful understairs storage. From here, leads into a spacious open plan kitchen/dining room with ample range of wall with under unit lighting, and floor level units with fitted worktop surfaces, with an inset double bowl enamel sink unit with mixer tap with storage under, incorporating a built in oven with fitted gas hob with extractor hood, integrated dishwasher and fridge/freezer, in addition there is an impressive central island unit with further work space with storage under, double glazed window with window shutters, overlooks the rear gardens and double doors with folding shutters, leads out onto a paved area and a large timber decking seating area, ideal for entertaining in mind.

On the first floor, good size landing, with doors leading off, the main bedroom itself benefits from, an inner landing space with door leading into an en-suite shower room comprising of a three piece suite, the main bedroom benefits from window to the front aspect, with two storage cupboards, two further double bedrooms on the landing and a further room, which is currently used as a dressing room. Finishing off the first floor is the family bathroom which consists of a four piece suite, comprising of a corner shower cubicle, bath, pedestal wash hand basin and a WC, with tiled flooring and extensive tiled walls, and a double glazed window to the rear aspect.

Outside to the front, large block paved frontage providing ample parking with gated access to the side leading to the rear garden.

An enclosed private southeast facing garden, with a large decking area an ideal space for entertaining in mind, with step down to a good size lawned garden with various flower, shrub & trees, to the rear, there is a further garden area with a garden shed, with outside lighting, water tap and power supply.

Tenure: Freehold
Council Tax Band: A



Entrance Hall:

Downstairs Cloakroom:

Living Room:
13'11" x 11'10" max (4.25m x 3.62m max)

Sitting Room:
18'8" max x 9'10" max (5.69m max x 3.00m max)

Kitchen/Dining Room:
13'5" x 21'10" (4.10m x 6.67m)

First Floor & Landing:

Bedroom 1:
12'6" x 10'0" (3.82m x 3.06m)

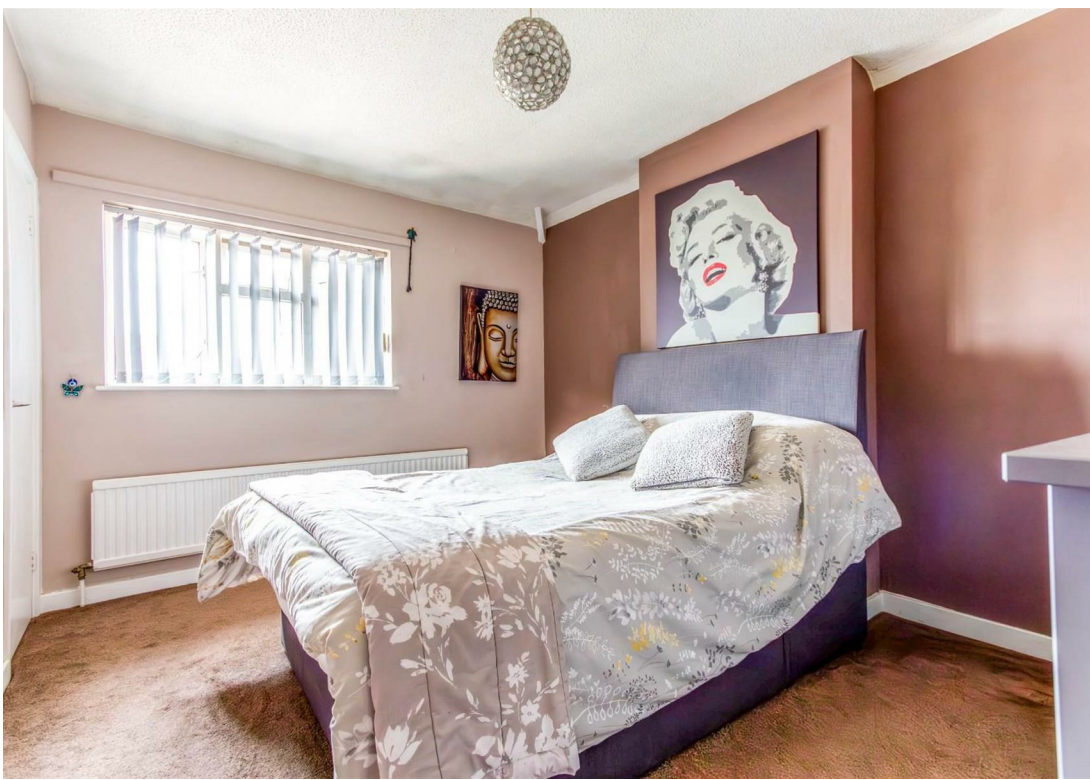
En-Suite Shower Room:

Bedroom 2:
9'0" x 12'6" max (2.76m x 3.83m max)

Bedroom 3:
8'10" x 12'0" max (2.71m x 3.68m max)

Dressing Room/Study Space:
7'10" x 8'9" (2.39m x 2.67m)

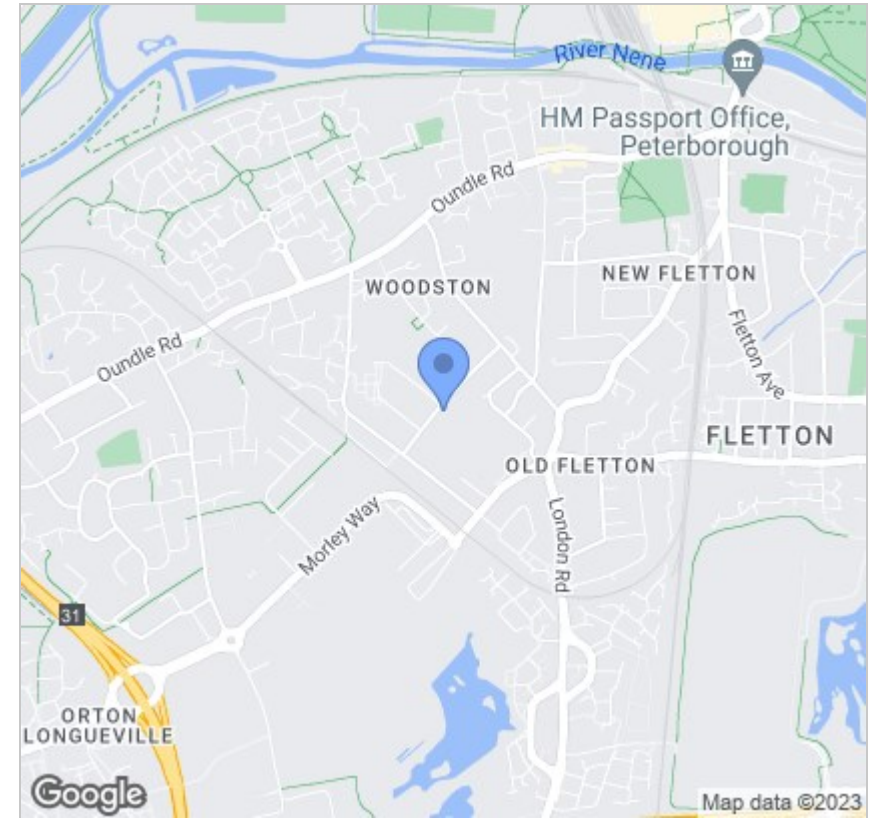
Family Bathroom:
9'0" x 8'10" (2.76m x 2.71m)



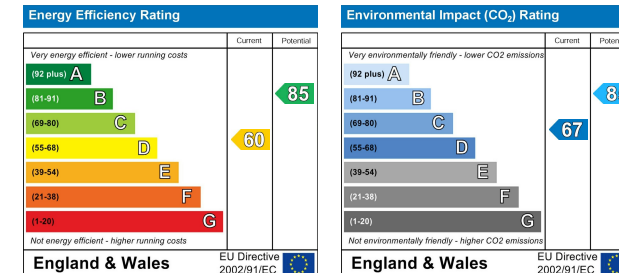
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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