



1 Orchard Close

PE6 0FN

Guide price £350,000



3



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1



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# 1 Orchard Close

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Located in a cul de sac of only three properties, this deceptively spacious detached house is versatile with bedrooms set over both floors. Built by local builders Postland Developments, the property has gas radiator heating and PVCu double glazing and enjoys easy access to the A16 Peterborough to Spalding Road and Crowland's many local amenities including public transport facilities directly outside Orchard Close.

The accommodation comprises; Entrance Hall with stairs to the first floor, a ground floor double Bedroom with access to a Jack & Jill Wet Room which is also accessible from the Hallway. There is an amazing open plan Lounge/fitted Kitchen/Diner with access to the rear Garden.

The landing leads to two large Bedrooms with ample storage and a Family Bath/Shower room.

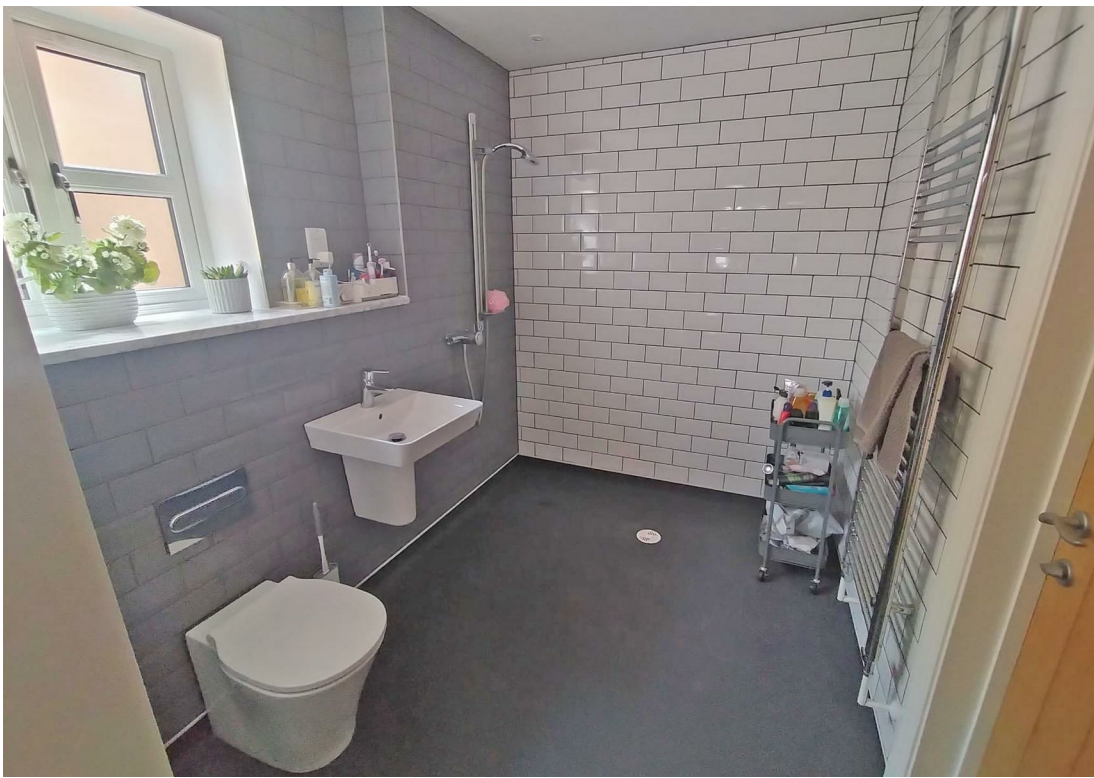
Outside is two parking spaces, a double Garage and enclosed rear Garden.

Viewing is strongly recommended.

Tenure freehold  
Council tax C







Entrance Hall  
Stairs to the first floor Landing with a storage cupboard below

Lounge/Kitchen/Dining Room  
23'3" x 20'6" max (7.09m x 6.25m max)  
Fitted Kitchen area with integrated fridge, freezer, dishwasher, electric oven and induction hob, bifold doors into the rear garden, media corner wall feature.



Bedroom 3  
11'4" x 10'11" (3.47m x 3.33m)  
sliding door to

Jack & Jill Wet Room/Cloakroom  
Also accessible from the Hallway.

Utility Room  
Door to the side Garden

Landing  
Doors to



Bedroom1  
18'0" x 15'7" (5.50m x 4.77m )  
Built in wardrobes, large crawl space storage cupboard, velux window

Bedroom 2  
18'0" x 14'3" (5.49m x 4.35m)  
Built in wardrobes, velux window, large crawl space storage cupboard.

Family Bath/Shower room

Outside  
To the front of the property are two off road parking spaces and a double Garage. Gated side access leads to an enclosed garden which is laid to lawn with a good size patio seating area.



Floor Plan



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

