



Earlswood, Orton Brimbles Peterborough PE2 5UG

welcome to

Earlswood, Orton Brimbles Peterborough

NO FORWARD CHAIN! We are pleased to offer this ATTRACTIVE FOUR/FIVE BEDROOM DETACHED HOME in popular Orton Brimbles. This generous size property boasts PORCH, HALLWAY, CLOAKROOM, KITCHEN and BREAKFAST ROOM, UTILITY, OFFICE/BEDROOM FIVE, L-SHAPED LIVING ROOM and DINING ROOMS leading through to the CONSERVATORY. To the first floor there are FOUR DOUBLE BEDROOMS with EN-SUITE to the MASTER BEDROOM, and FAMILY BATHROOM. The pretty rear enclosed MATURE GARDEN is a beautiful spot with the addition of a green house and shed. To the front is a DOUBLE GARAGE and DRIVEWAY PARKING and formal lawn, viewings are highly recommended.





Ground Floor



First Floor

Entrance Porch

Hallway

Kitchen

10' 5" x 10' 4" (3.17m x 3.15m)

Breakfast Room

10' 5" x 9' 2" (3.17m x 2.79m)

Utility Room

8' 8" x 7' 6" (2.64m x 2.29m)

Living Room / Dining Room

21' 1" x 12' 7" (6.43m x 3.84m)

Conservatory

20' 8" x 8' 8" (6.30m x 2.64m)

Office / Bedroom 5

12' 7" x 9' 3" (3.84m x 2.82m)

Cloakroom

8' 1" x 5' 2" (2.46m x 1.57m)

First Floor And Landing

Master Bedroom

15' 7" x 11' 4" (4.75m x 3.45m)

En-Suite

Bedroom Two

12' x 11' 4" (3.66m x 3.45m)

Bedroom Three

12' x 9' (3.66m x 2.74m)

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

Family Bathroom

7' 6" x 6' 1" (2.29m x 1.85m)

Double Garage

17' 8" x 16' 3" (5.38m x 4.95m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Attractive 4 / 5 Bedroom Family Home
- Generous room sizes
- Pretty Gardens
- Double Garage
- Quiet Location
- Close to open spaces including Ferry Meadows and Golf Course
- On a large plot, potential to extend (stp)
- No Forward Chain

Tenure: Freehold EPC Rating: C

£420,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG120970



Property Ref:
PCG120970 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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