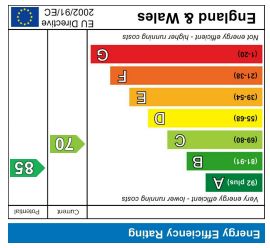


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



I Vetchfield
 Orton Brimbles, Peterborough, PE2 5FH
£440,000

3 2 2 C

I Vetchfield

Orton Brimbles, Peterborough, PE2

City and County are pleased to market this immaculate, desirable three bedroom DETACHED family home, located in a quiet Cul-de-Sac in Orton Brimbles, Peterborough. Offering easy access to local schooling, within walking distance to ferry meadows and situated on A LARGE PLOT OF LAND, this property is the ideal purchase for a family.

Briefly comprising, an entrance porch, entrance hall, downstairs cloakroom, a good sized lounge with bi-fold doors leading to the garden, and a separate dining room that also has bi-fold doors leading to the garden. The immaculate kitchen is fitted with matching range of base and eye level units, with an integrated dishwasher and fridge/freezer. There is also a good-sized breakfast bar, integrated oven, and a four-ring electric hob with an extractor over. Separate utility room, that has space for a washing machine. Upstairs benefits from three bedrooms, two of which are double bedrooms, and one single. The master bedroom benefits from a fitted three-piece en-suite comprising, a WC, wash hand basin, and cubicle shower. Tiled flooring, and tiled surround. There is also a family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin, and a cubicle shower. Tiled flooring and tiled surrounding. To the rear, there is a stunning private garden which is mainly laid to lawn, with a summer house and a partially covered outdoor seating area, with access to a patio space that is currently being utilized for a hot tub. To the front, there is a large blocked paved drive allowing off road parking for several cars, and access to the detached double garage. Please call today for a viewing to fully appreciate all that this home has to offer.



Entrance Porch
4'3" x 4'0"

Entrance Hall
11'11" x 5'8"

Lounge
10'7" x 16'6"

Dining Room
8'9" x 10'3"

Kitchen
10'1" x 10'5"

Utility Room
4'10" x 5'8"

WC
2'5" x 4'9"

Landing
9'7" x 3'3"

Master Bedroom
12'9" x 9'5"

En-Suite
3'11" x 6'11"

Bathroom
5'8" x 6'10"

Bedroom Two
8'7" x 16'7"

Bedroom Three
6'8" x 10'4"

Garage
16'9" x 17'5"

EPC - C
70/85

Tenure - Freehold