



## Orchard Farm Estate

**£250,000**

- Large conservatory providing additional living space
- Corner plot gardens with lawn and patio
- Living room with log burning fire
- Council Tax Band : C
- Three generous sized bedrooms
- Semi detached property
- A short walk to local schools and amenities



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## About the property

With living accommodation to include a living room with log burner, dining room and a conservatory this property has a lot of space! There are also corner plot garden with a large lawn and two patio areas ideal for those who love to be outdoors!





### Entrance Hall

Door to the lounge. Stairs down to the utility area and kitchen. Stairs to the first floor

### Lounge

12' 5" x 9' 6" ( 3.78m x 2.90m )  
Laminate flooring. Inset log burner with log storage.

### Dining Room

13' 4" x 12' 4" ( 4.06m x 3.76m )  
Tiled flooring. Double doors to the conservatory.

### Conservatory

12' 5" x 14' 4" ( 3.78m x 4.37m )  
Tiled flooring. uPVC double glazed windows. Door to the rear garden.

### Kitchen

Range of base and wall units. Electric hob. Integrated oven. Tile flooring. Tiled Walls. Space for washing machine.

### Downstairs W C

### Landing

Doors to Bedrooms. Stairs to the second floor.

### Bedroom Two

11' 4" x 11' 1" ( 3.45m x 3.38m )  
Carpeted flooring. Built in wardrobe. Storage cupboard. Front facing window. Ceiling lights. Radiator.



### Landing

Doors to bedrooms

### Bedroom One

11' 8" x 12' 5" ( 3.56m x 3.78m )  
Carpeted flooring. Rear facing window. Ceiling lights. Radiator.

### Bedroom Three

8' 1" x 7' 7" ( 2.46m x 2.31 m )  
Carpeted flooring. Rear facing window. Ceiling lights. Radiator.

### Family Bathroom

Tiled walls. Tiled flooring. Walk in shower. Bath with shower over. W/C. Wash hand basin with storage beneath. Front facing obscure window. Ceiling lights.

### Outside

Front  
Gated entrance to the front of the property. A path leads to the front door flanked by low maintenance lawned areas. Access to the side and rear of the property.

#### Side

Large patio area which leads to a large garden shed. Gate to the rear garden. Large storage shed.

#### Rear

As you leave the conservatory on the first patio there is a water feature. Steps lead down to a driveway providing off road parking for several vehicles and a car port.

## Floorplan



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