



1 Stonebridge  
Orton Malborne PE2 5NF  
£400,000

# 1 Stonebridge

## Orton Malborne PE2 5NF

Brilliantly presented detached property in Stonebridge, a very popular part of Orton Malborne.

This property comprises of;

Ground Floor- entrance hall, lounge with patio door to the sun room, then double doors to the garden. second door from the lounge to the office/cinema room. Re-Fitted kitchen/dining room with additional storage access to the w/c, bi-fold doors to the garden.

First Floor- landing with airing cupboard, four bedrooms, all four bedrooms benefit from built in wardrobes or storage. Re-fitted family bathroom and en suite.



## Ground Floor

Entrance Hall

Lounge

17'6" x 11'11" (5.35m x 3.65m)

Sun Room

9'5" max x 8'2" max (2.88m max x 2.49m max)

Kitchen/Dining Room

19'5" max x 10'7" max (5.94m max x 3.25m max)

Office/Cinema Room

15'7" x 8'2" (4.75m x 2.49m)

## First Floor

Bedroom One

12'7" max x 10'8" max (3.86m max x 3.27m max)

En Suite

Bedroom Two

10'9" max x 9'6" max (3.28m max x 2.90m max)

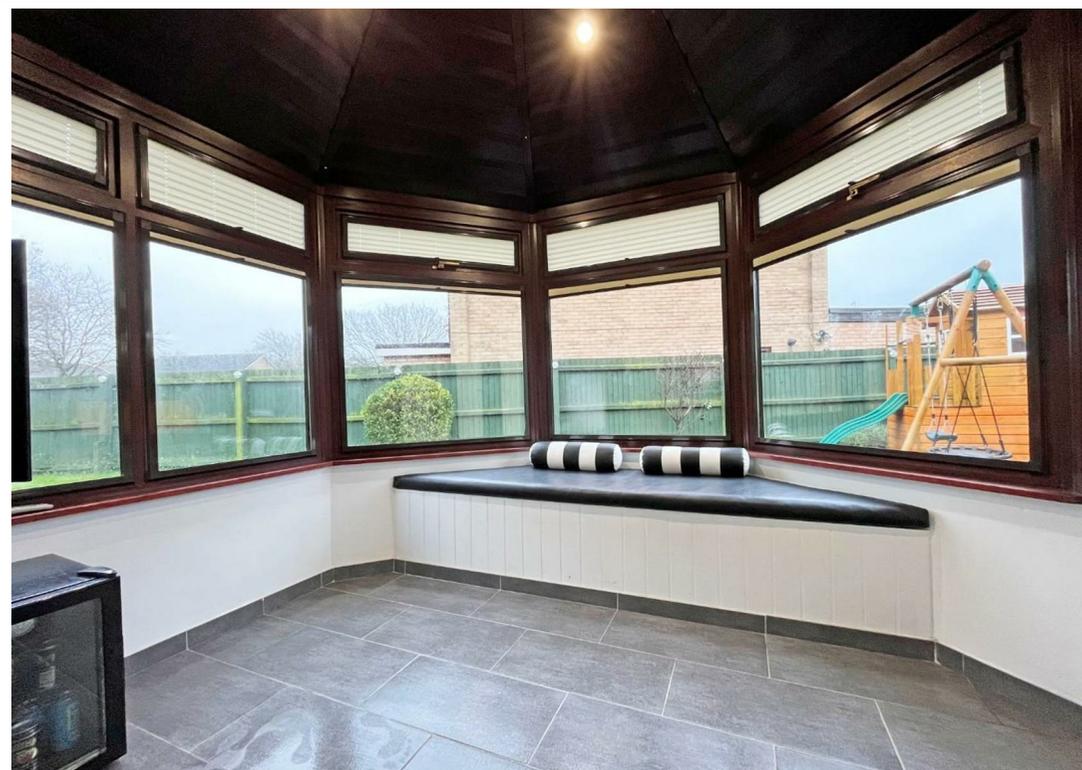
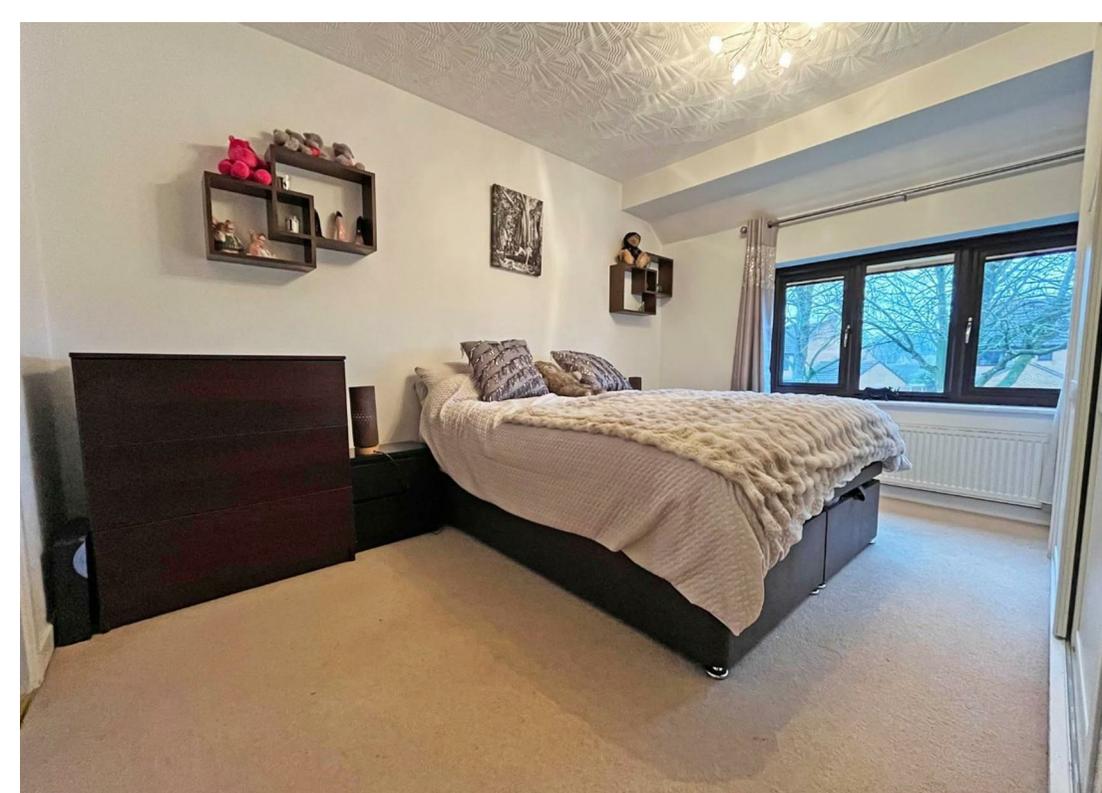
Bedroom Three

7'3" x 6'6" (2.23m x 2.0m)

Bedroom Four

8'8" max x 6'2" max (2.66m max x 1.89m max)

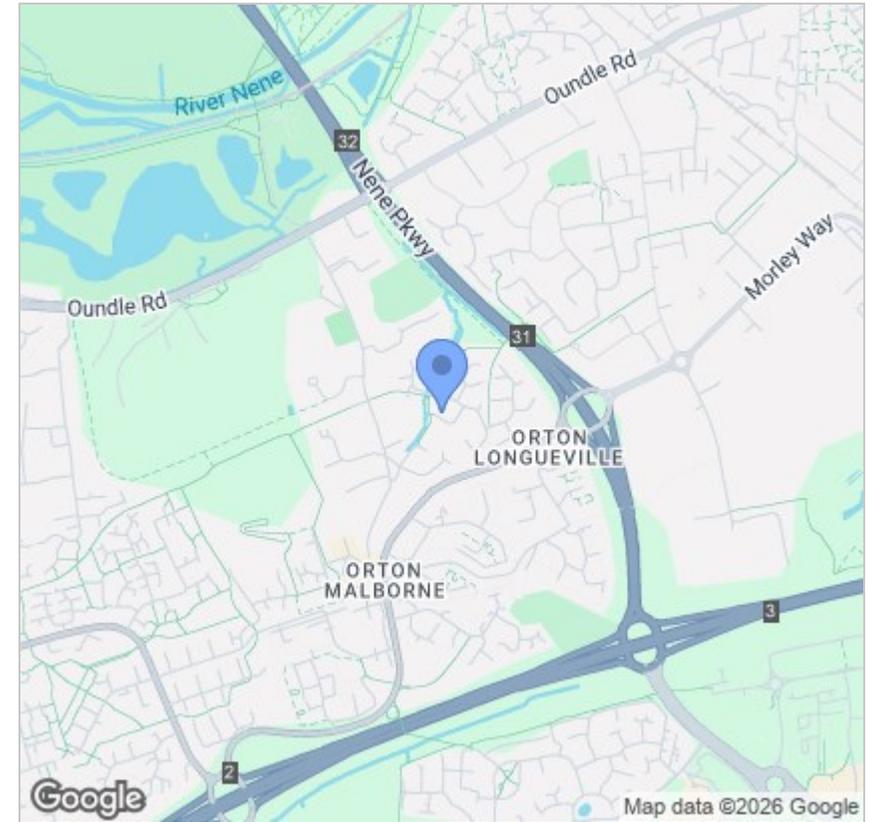
Family Bathroom



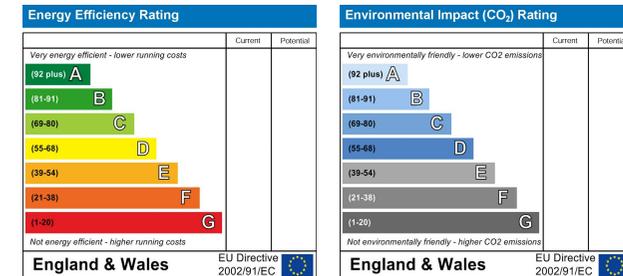
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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