



1 Stonebridge

Orton Malborne PE2 5NF

Offers in the region of £410,000



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

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)

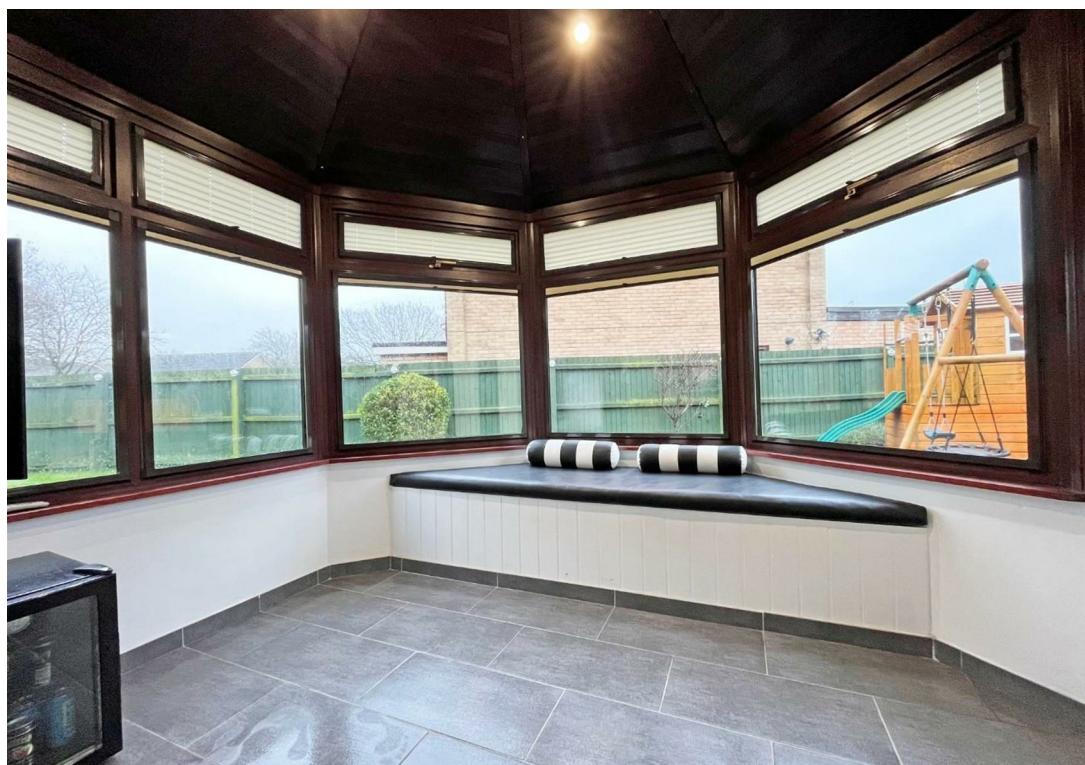
Bedroom Three

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

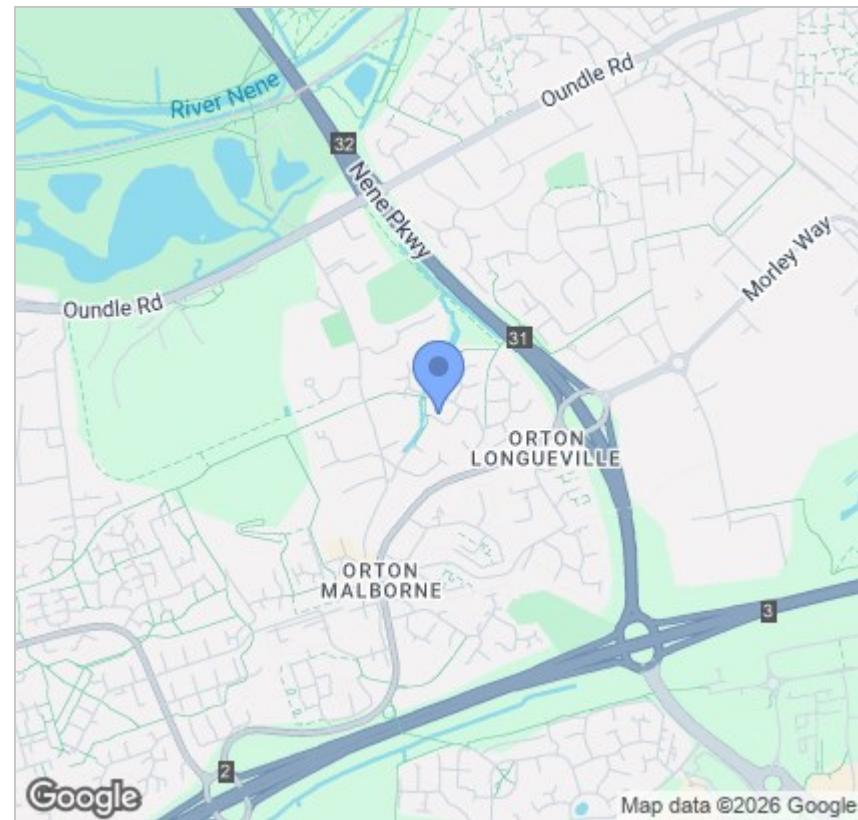


Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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