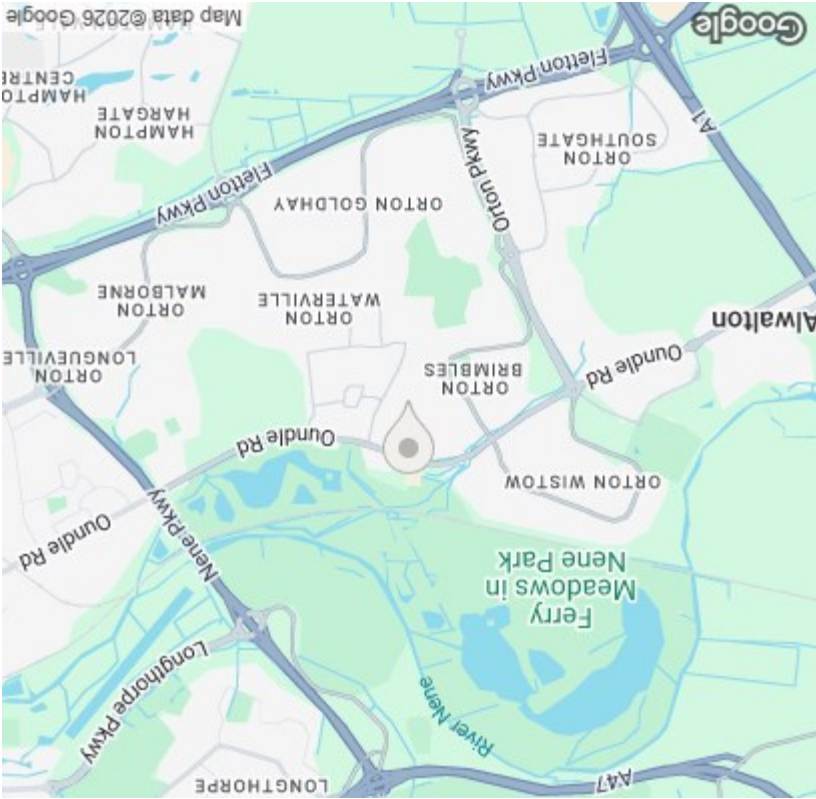


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs		A	(72 kWh)
Energy efficient		B	(81 kWh)
Decent		C	(92 kWh)
Average		D	(105 kWh)
Below average		E	(120 kWh)
Poor		F	(137 kWh)
Very poor		G	(153 kWh)
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Graph



Area Map



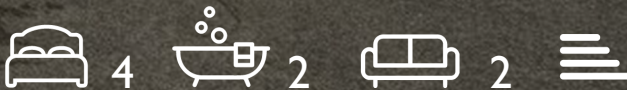
Floor Plan



Chandlers

Orton Brimbles, Peterborough, PE2 5YW

Guide Price £370,000 - Freehold , Tax Band - E



Chandlers

Orton Brimbles, Peterborough, PE2 5YW

GUIDE PRICE of £370,000-£380,000
A spacious and well presented four bedroom detached family home, positioned within a quiet cul-de-sac in the highly sought after area of Orton Brimbles and offered to the market with no forward chain. This versatile property features two reception rooms, a generous kitchen diner, large conservatory, utility room and downstairs cloakroom, alongside an integral garage and ample off road parking. Upstairs offers four double bedrooms with an en-suite to the master and a modern three piece family bathroom. This home is in an ideal location and is an easy walk to Ferry Meadows Country Park. It offers the perfect balance of space, practicality and lifestyle.

Situated in a peaceful cul-de-sac within the popular residential area of Orton Brimbles, this four bedroom detached home provides spacious and flexible accommodation ideal for modern family living. Offered with no forward chain, the property presents an excellent opportunity for buyers looking for a smooth and straightforward move. The property is entered via a welcoming entrance hall, which provides access to a convenient downstairs cloakroom and leads through to the main living areas. The lounge is a bright and comfortable space, perfect for relaxing or entertaining, while a separate dining room offers an ideal setting for family meals or formal occasions.
The kitchen diner, provides excellent space for cooking and everyday dining. A separate utility room adds further practicality and additional storage space. The living room flows through to the conservatory, creating a versatile additional living area that enjoys views over the rear garden and brings an abundance of natural light into the home. Upstairs, the landing leads to four double bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a three piece family bathroom, making the layout ideal for growing families or those needing additional workspace or guest accommodation.
Externally, the property offers several off road parking spaces to the front along with access to the integral garage. The rear garden provides a private outdoor space, ideal for relaxing or entertaining. The location is a key feature, with the property positioned within a quiet and family friendly cul-de-sac and is an easy walk to Ferry Meadows Country Park, offering extensive green space, lakeside walks and outdoor activities. Local schools, amenities and transport links are also easily accessible, making this a superb choice for families and commuters alike.

Entrance Hall
1.17 x 5.54 (3'10" x 18'2")

WC
0.81 x 2.07 (2'7" x 6'9")

Lounge
4.74 x 3.29 (15'6" x 10'9")

Conservatory
4.66 x 3.12 (15'3" x 10'2")

Kitchen Diner
2.67 x 4.36 (8'9" x 14'3")

Utility Room
2.66 x 1.46 (8'8" x 4'9")

Dining Room
2.68 x 2.78 (8'9" x 9'1")

Landing
2.91 x 1.85 (9'6" x 6'0")

Master Bedroom
3.66 x 3.05 (12'0" x 10'0")

En-Suite To Master Bedroom
1.71 x 2.09 (5'7" x 6'10")



Bedroom Two
3.86 x 3.16 (12'7" x 10'4")
Bathroom
2.57 x 1.96 (8'5" x 6'5")
Bedroom Three
3.81 x 2.40 (12'5" x 7'10")
Bedroom Four
3.68 x 2.40 (12'0" x 7'10")
Garage
2.66 x 5.63 (8'8" x 18'5")
EPC - D
67/84
Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Integral Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Ftp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

