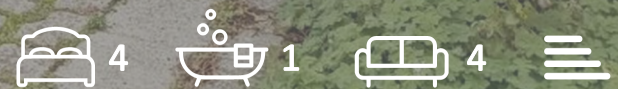




57 The Gannocks

Orton Waterville PE2 5DZ

Offers in the region of £425,000



57 The Gannocks

Orton Waterville PE2 5DZ

Brilliantly presented detached property on The Gannocks, a very popular part of Orton Waterville.

The property comprises of;

Ground Floor- porch with storage cupboard, previously the garage and now the office with window to the front, re-fitted w/c, lounge, re-fitted kitchen through to the dining room, both the lounge and the dining room are open through to the impressive sun room, double doors to the garden.

First Floor- landing, four double bedrooms, four piece family bathroom, bedroom one benefitting from a walk in wardrobe which has the possibility to be converted into an en suite, bedroom four benefits from a built in storage cupboard.

Outside- to the front of the property, block paved drive way, frontage stocked with an array of bushes and plants, side access. To the rear of the property, an enclosed garden laid to lawn and patio, again similar to the front- with a mix of established bushes plants and trees. This property also backs onto a park and allotment.

This property has to be viewed to be appreciated, is within easy reach of local amenities, Ferry Meadows Country Park and major transport links.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Porch

Office

14'2" x 8'1" (4.32m x 2.47m)

Kitchen

21'8" x 8'9" (6.62m x 2.69m)

Dining Room

8'11" x 8'5" (2.73m x 2.58m)

Lounge

15'10" x 11'11" (4.83m x 3.65m)

Sun Room

18'11" x 5'8" (5.77m x 1.73m)

First Floor

Landing

Bedroom One

13'0" x 9'11" (3.97m x 3.03m)

Walk in Wardrobe

Bedroom Two

11'9" x 9'11" (3.60m x 3.04m)

Bedroom Three

12'1" max x 9'2" max (3.70m max x 2.81m max)

Bedroom Four

16'6" max x 8'11" max (5.05m max x 2.73m max)

Family Bathroom

8'4" x 7'5" (2.55m x 2.27m)



Floor Plan



Viewing

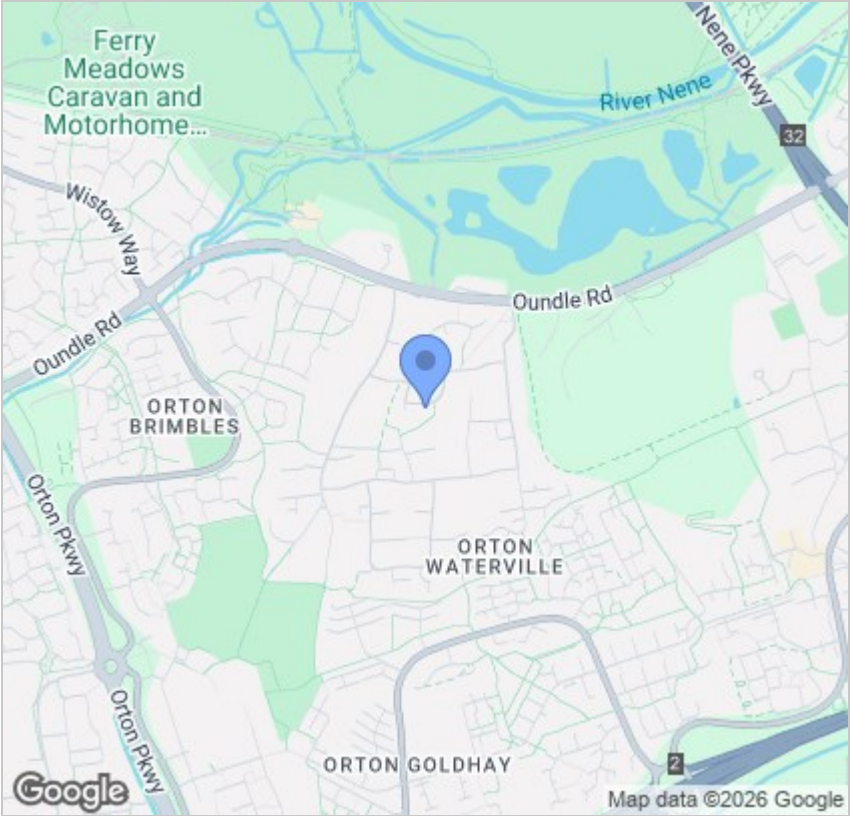
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

