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SALES & LETTINGS

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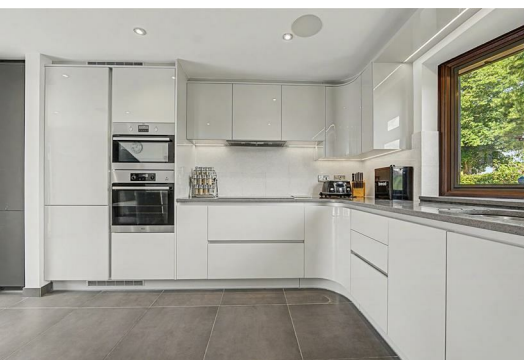


1 Stonebridge Orton Malborne Peterborough PE2 5NF

Guide price £399,000



*** GUIDE PRICE £399,000 - £409,999 *** LOCATION, LOCATION, LOCATION *** Having been much improved by the current vendors and located within close proximity to Longueville Village, Church and Ferry Meadows Country Park, is this detached family home on a corner plot. Accommodation offers downstairs cloakroom, modern kitchen diner with feature bi fold doors and integrated appliances, living room, sun room and study/cinema room. To the first floor is four bedrooms, en suite to master and a family bathroom. Outside is an enclosed garden with seating areas ideal for entertaining and a driveway provides off road parking for several vehicles which leads to a single garage.



Entrance Hall Radiator, tiled flooring, stairs to first floor, door to:

Living Room 5.33m (17'6") x 3.76m (12'4") Bow window to front, feature electric fireplace set in feature surround, radiator, integrated blinds, fitted carpet, TV point, coving to ceiling with sunken ceiling spotlights, sliding door to:

Sun Room UPVC double glazed construction with power and lights connected, integrated blinds, tiled flooring, double doors to rear garden.

Study/Cinema room 4.80m (15'9") x 2.51m (8'3") Window to front, window to rear, integrated blinds, radiator, fitted carpet, TV point, fitted workspace with desk, drawers and cupboards.

Kitchen/Diner 5.99m (19'8") x 3.25m (10'8") max Refitted with a matching range of base and eye level units with granite worktop space over, sink unit with single drainer and mixer tap, built-in freezer, fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in electric induction hob with extractor hood over, built in microwave oven, bow window to front, radiator, tiled flooring, TV point, sunken ceiling spotlights, sunken speakers to ceiling, bi-fold doors to rear garden.

Cloakroom Fitted with two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashback, tiled flooring

First Floor Landing Window to rear, fitted carpet, loft hatch. Cupboard housing water tank.

Bathroom 2.00m (6'7") x 1.68m (5'6") Fitted with three piece suite comprising panelled bath with separate shower over, vanity wash hand basin and close coupled WC, tiled surround, window to rear, radiator, tiled flooring, textured ceiling with sunken ceiling spotlights.

Bedroom 1 3.86m (12'8") x 3.30m (10'10") Window to front, integrated blinds, radiator, fitted carpet, textured ceiling, sliding door to built-in double wardrobe(s) with full-length sliding doors. Door to en suite.

En-suite Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear, window to side, radiator, tiled flooring.

Bedroom 2 3.30m (10'10") x 2.90m (9'6") Window to front, fitted bedroom suite built-in triple wardrobe(s) with full-length sliding doors, hanging rails and shelving, radiator, fitted carpet, textured ceiling.

Bedroom 3 2.24m (7'4") x 2.00m (6'7") Window to rear, integrated blinds, fitted bedroom suite built-in double wardrobe(s) with full-length sliding doors, hanging rails and shelving, radiator, fitted carpet.

Bedroom 4 2.67m (8'9") x 1.88m (6'2") Window to front, integrated blinds, radiator, fitted carpet, double door to cupboard.

Outside:
Enclosed rear garden with wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, timber garden shed, gated side access to front, vegetable garden, garden tap and outside lighting. Located on a corner plot provides ample off road parking with a gravelled driveway, room for caravan or additional cars to side. Single garage with courtesy door to rear garden, electric roller shutter door and power and lighting connected.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

