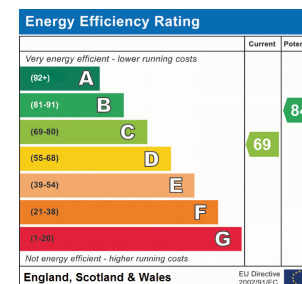




Orthwaite, Stukeley Meadows PE29 6UZ Guide Price £320,000

- Well Proportioned Extended Link Detached Family Home
- Three Bedrooms
- Conservatory
- Single Garage
- Ample Parking Provision
- Enclosed Rear Garden
- Positioned Within A Desirable Estate Location
- Offered With No Forward Chain



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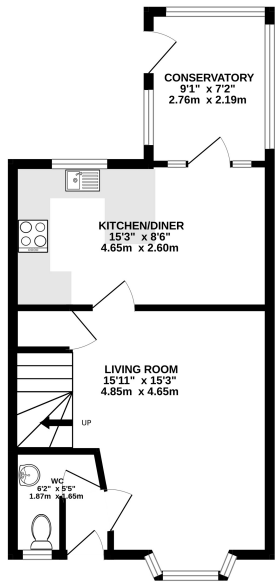
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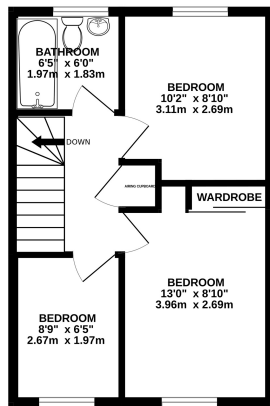
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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The layout, options and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler (2024)



Integral Storm Canopy Over

UPVC double glazed front door to

Entrance Hall

Coving to ceiling, inner door to

Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, fuse box and master switch, laminate floor covering.

Living Room

17' 1" x 15' 1" (5.21m x 4.60m)

Stairs to first floor with under stairs storage cupboard, central fireplace, TV point, telephone point, UPVC bay window to front aspect, laminate flooring, coving to ceiling.

Kitchen/Dining Room

15' 1" x 8' 10" (4.60m x 2.69m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, radiator, central dividing peninsular unit, glass fronted display cabinet, single drainer sink unit, drawer units, space for fridge freezer, electric cooker point with bridging unit and extractor fitted above, UPVC window to rear aspect, French doors accessing

Conservatory

9' 6" x 7' 10" (2.90m x 2.39m)

Of brick based UPVC double glazed construction, part vaulted ceiling, door to rear garden, laminate flooring.

First Floor Landing

Access to insulated loft space, airing cupboard.

Bedroom 1

12' 10" x 8' 6" (3.91m x 2.59m)

UPVC window to front aspect, radiator, coving to ceiling.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

UPVC window to rear aspect, radiator, coving to ceiling.

Bedroom 3

8' 10" x 6' 3" (2.69m x 1.91m)

UPVC window to front aspect, radiator, coving to ceiling.

Family Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Fitted in a three piece suite comprising low level WC, panel bath with independent shower unit over, heated towel rail, pedestal wash hand basin with mixer tap, UPVC window to rear aspect.

Outside

The frontage is primarily lawned and enclosed by evergreen hedging with parking provision for two vehicles accessing the **Single Garage** with single up and over door, power and lighting. The rear garden is pleasantly arranged with a paved terrace, shaped lawn, some prepared borders and enclosed by a combination of panel fencing.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

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