


14 Brackenwood, Orton Wistow PE2 6YP
£390,000


*** EXTENDED 4 BEDROOM HOME *** "Benefiting from four bedrooms with bedroom one benefiting from an en-suite and fitted wardrobe, living room, dining room with french doors out onto the garden, playroom which could be changed back into a garage, sun room which is currently being used as a utility area with velux window and storage area, WC, and a family bathroom. The property also offers off road parking to the front and viewings are highly advised.

Brackenwood itself is a peaceful cul de sac location, within easy reach of local shops, schools, Ferry Meadows country park and the all-important transport links. EPC Energy Rating - D/Council Tax Band - D".

ENTRANCE

3' 4" x 6' 2" (1.02m x 1.88m) (approx)
Door to side.

CLOAKROOM

2' 9" x 5' 7" (0.84m x 1.70m) (approx)
Low level W/C, wash hand basin and radiator. Window to front.

LIVING ROOM

13' 1" x 16' 2" (3.99m x 4.93m) (approx)
Window to front, radiator and stairs to first floor.

DINING ROOM

12' 9" x 9' 8" (3.89m x 2.95m) (approx)
French doors to rear and window to rear.

KITCHEN

12' 2" x 12' 3" (3.71m x 3.73m) (approx)
Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for freestanding fridge / freezer, space for cooker and space for freestanding dishwasher. Cupboard, radiator and window to rear.

HALL

Door to front and cupboard. Open into:

SUN ROOM / UTILITY

9' 8" (max) (2.95m) 7' 4" (min) x 11' 5" (2.24m x 3.48m) (approx)
Door to rear, two windows to rear, one velux window to side, sink unit, space for washing machine and space for dryer.

PLAY ROOM

8' 1" x 12' 4" (2.46m x 3.76m) (approx)

STORE

With garage door to front (please not this is not the size of a garage, it has been partly converted into the play room)

FIRST FLOOR

Radiator, cupboard and loft access.

BEDROOM ONE

9' 9" x 9' 4" (to wardrobe) (2.97m x 2.84m) (approx)
Window to rear, radiator and built in wardrobe.

ENSUITE

5' 5" x 6' 4" (1.65m x 1.93m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to rear.

BEDROOM TWO

15' 0" (max) (4.57m) 12' 0" (min) x 8' 3" (3.66m x 2.51m) (approx)
Window to side, velux window to front, radiator and storage.

BEDROOM THREE

11' 6" x 9' 2" (3.51m x 2.79m) (approx)
Window to front and radiator.

BEDROOM FOUR

8' 7" (max) x 6' 7" (2.62m x 2.01m) (approx)
Window to front and radiator.

BATHROOM

5' 7" x 8' 5" (1.70m x 2.57m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

