



35 Fraserburgh Way, Orton Southgate PE2 6SS

£375,000



*** NEW CARPETS CURRENTLY BEING FITTED - AWAITING NEW IMAGES *** Guide price £375,000 - £385,000. A fantastic family home close to the A1 and Orton Southgate business park. Briefly comprising of an entrance hall, converted garage which is currently being used as a bedroom with en-suite, living room, dining room, office, conservatory, kitchen, utility room and cloakroom. The upstairs homes 4 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings are highly recommended. EPC Energy Rating - D/Council Tax Band - E".

ENTRANCE HALL

Door to front, radiator and stairs to first floor.

CONVERTED GARAGE

18' 2" x 16' 0" (5.54m x 4.88m) (max) (approx) (L - Shape) Two UPVC double glazed windows to front.

EN-SUITE

6' 2" x 5' 3" (1.88m x 1.60m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, shower cubicle and heated towel rail.

LIVING ROOM

18' 3" x 11' 8" (5.56m x 3.56m) (into bay) (approx) Bay window to front and two radiators.

KITCHEN

15' 2" x 10' 2" (4.62m x 3.10m) (approx) Fitted with a range of base and eye level units with work surface, stainless steel sink unit with mixer tap, integrated oven, gas hob, integrated dishwasher and radiator. Two UPVC double glazed windows to rear, open into:-

UTILITY

7' 8" x 5' 0" (2.34m x 1.52m) (approx) Fitted with a range of base units, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a dryer. Door to side.

DINING ROOM

11' 9" x 10' 3" (3.58m x 3.12m) (max) 9' 8" (2.95m) (min) (approx) Sliding door to conservatory and radiator.

CONSERVATORY

11' 4" x 9' 4" (3.45m x 2.84m) (approx) UPVC double glazed windows to side and rear, French door to side.

OFFICE

8' 8" x 7' 2" (2.64m x 2.18m) (approx) UPVC double glazed window to rear and radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin.

FIRST FLOOR LANDING

Window to side, loft access and cupboard.

BEDROOM 1

14' 6" x 12' 9" (4.42m x 3.89m) (max) 11' 2" (3.40m)(min) (approx) UPVC double glazed window to front, built in wardrobe and radiator. Door to:-

ENSUITE

Fitted with a three piece suite comprising low level W/C, pedestal wash basin, shower cubicle and heated towel rail. UPVC double glazed window to front.

BEDROOM 2

12' 7" x 12' 0" (3.84m x 3.66m) (max) 10' 0" (3.05m) (min) (approx) UPVC double glazed window to rear, built in wardrobes and radiator.

BEDROOM 3

9' 5" x 7' 3" (2.87m x 2.21m) (approx) UPVC double glazed window to rear and radiator.

BEDROOM 4

10' 5" x 6' 7" (3.17m x 2.01m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

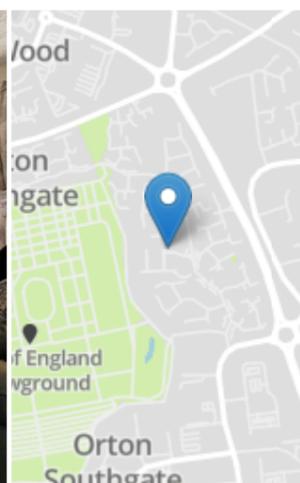
7' 4" x 6' 2" (2.24m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to front.

OUTSIDE

The front of the property is laid to lawn with mature shrubs and hard standing concrete for off street parking. The rear of the property has fencing laid to lawn, mature shrubs and a gravel area.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	80