



16 Sevenacres, Orton Brimbles PE2 5XH

£325,000



*** GUIDE PRICE £325,000 - £340,000 *** Featuring a loft conversion, five bedrooms (one downstairs with an ensuite), this discreetly positioned home offers superb living space for its next owners. The home briefly comprises of a kitchen/breakfast area, orangery/dining area, lounge, a downstairs bedroom/additional reception room, shower room, Four bedrooms(all complete with built in wardrobes or cupboards) a family bathroom and a unique loft conversion. Please call today to arrange your viewing. EPC Energy Rating - D/ Council Tax Band - D".

ENTRANCE

13' 0" x 5' 11" (3.96m x 1.80m) (approx) Door to front, UVPC double glazed window to side, stairs to first floor, understairs cupboard and radiator.

BEDROOM / RECEPTION ROOM

12' 0" x 7' 0" (3.66m x 2.13m) (approx) UPVC double glazed window to front, radiator.

Door to:

EN-SUITE

6' 0" x 3' 0" (1.83m x 0.91m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, and a shower cubicle.

L SHAPE KITCHEN/BREAKFAST

17' 11" x 11' 0" (MAX) (5.46m x 3.35m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, space for undercounter washing machine, integrated dishwasher, space for 8 ring gas hob and oven, space for freestanding fridge freezer. Open into:

GARDEN ROOM

22' 7" x 7' 0" (6.88m x 2.13m) (approx) Two UVPC double glazed windows to rear, two French doors to rear, two radiators.

LIVING ROOM

19' 9" x 11' 6" (6.02m x 3.51m) (max) 8' 3" (2.51m) (min) (approx) UPVC double glazed window to front, coving to ceiling and two radiators.

FIRST FLOOR LANDING

13' 0" x 2' 4" (3.96m x 0.71m) (approx) Loft access and cupboard.

BEDROOM 1

15' 9" (NOT INTO WARDROBES) x 8' 5" (4.80m x 2.57m) (approx) UPVC double glazed window to rear, radiator, wardrobes, coving to ceiling.

EN-SUITE

Shower cubicle and toilet.

BEDROOM 2

11' 10" x 8' 2" (MAX) (3.61m x 2.49m) (approx) UPVC double glazed window to front, radiator, wardrobes.

BEDROOM 3

11' 1" x 7' 9" (3.38m x 2.36m) (approx) UPVC double glazed window to front, radiator, wardrobes.

BEDROOM 4

8' 11" x 6' 1" (2.72m x 1.85m) (approx) UPVC double glazed window to front, radiator, cupboard.

BATHROOM

8' 0" x 8' 3" (2.44m x 2.51m) (approx) UVPC double glazed window to rear. Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and heated towel rail.

LOFT CONVERSION ROOM

15' 8" x 7' 8" (4.78m x 2.34m)(max) (approx) Velux double glazed windows.

OUTSIDE

The front of the property has off road parking for several vehicles. The rear garden has fencing, mainly laid to lawn and mature shrubs.

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			
(92-100)	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		64	79