28 Weatherthorn, Orton Malborne, Cambridgeshire PE2 5NB   £260,000

*** EXTENDED *** '' Modern and well presented, this 3 bedroom semi detached home is located in a cul de sac location. Featuring a porch, hallway, living room, kitchen/dining space, WC, utility area, store, 3 bedrooms, bathroom, and a generous rear garden. Viewings essential Council Tax Band - B / EPC Currently unavailable.

PORCH
4' 3" x 4' 1" (1.30m x 1.24m) (approx) Door to front and window to side.

HALLWAY
5' 0" x 6' 1" (min) (1.52m x 1.85m) (approx) Stairs to first floor and radiator.

LIVING ROOM
11' 7" (max) (3.53m) 9' 7" (min) x 15' 1" (2.92m x 4.60m) (approx) Window to front and radiator.

KITCHEN
10' 5" x 15' 1" (3.17m x 4.60m) (approx) Fitted with a range of base and eye level units with work surfaces over. breakfast bar with integrated hob and oven, sink unit with mixer tap, space for dishwasher, vertical radiator and cupboard. French doors to rear and window to rear. Open into:

DINER / FAMILY SPACE
7' 1" x 16' 5" (2.16m x 5.00m) (approx) Window to rear, sky light and radiator.

W/C
3' 9" x 3' 7" (1.14m x 1.09m) (approx) Low level W/C, wash hand basin and heated towel rail.

UTILITY AREA
7' 8" x 9' 2" (2.34m x 2.79m) (approx) Space for fridge / freezer, washing machine and dryer.

STORE
7' 8" x 7' 8" (2.34m x 2.34m) (approx) Double door to front.

FIRST FLOOR
Window to side and access to loft (boiler located in loft).

BEDROOM ONE
15' 3" x 8' 4" (4.65m x 2.54m) (approx) Window to front and radiator.

BEDROOM TWO
8' 5" x 10' 0" (2.57m x 3.05m) (approx) Widow to rear and radiator.

BEDROOM THREE
7' 3")min) (2.21m) 9' 7" (max) x 6' 6" (2.92m x 1.98m) (approx) Window to front and radiator.

BATHROOM
8' 0" x 6' 3" (2.44m x 1.91m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle and bath. 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.

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