



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**28 Weatherthorn, Orton Malborne PE2 5NB**

**£260,000**





## 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, vertical radiator, sink unit with mixer tap, space for dishwasher, 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 inside).

## 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) Window 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 rear 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.

