



36 Carradale

Orton Brimbles PE2 5XQ

Offers in the region of £350,000



## 36 Carradale

Orton Brimbles PE2 5XQ

Brilliantly presented detached house in Carradale, a very popular part of Orton Brimbles.

This property comprises of:

Ground Floor- entrance hall with re-fitted w/c, lounge with bow bay window to the front and door to the conservatory, re-fitted kitchen & dining areas benefitting from the understairs cupboard, feature island and fitted appliances, bi-fold doors to the garden and a with second door to the conservatory, spacious room with door to the garden.

First Floor- open landing, four double bedrooms, bedroom one with en suite shower room and bedroom four used as a wardrobe by the current owners. Re-fitted family bathroom.

Outside- to the front of the property, paved driveway with artificial lawn, side access. To the rear of the property, an enclosed garden mainly laid to patio and artificial grass.

This property is within easy reach of all Orton has to offer, amenities, schools, major transport links and Ferry Meadows Country Park.

Tenure: Freehold

Council Tax Band: D





Ground Floor

Entrance Hall

Lounge

20'4" x 12'1" (6.20m x 3.70m)

Kitchen Area

16'7" x 8'1" (5.07m x 2.48m)

Dining Room

12'1" x 10'4" (3.69m x 3.15m)

Conservatory

20'7" x 7'4" (6.28m x 2.24m)

W/C

First Floor

Landing

Bedroom One

12'2" x 7'4" (3.72m x 2.26m)

Bedroom Two

12'1" x 10'2" (3.70m x 3.10m)

Bedroom Three

12'0" x 6'10" (3.68m x 2.10m)

Bedroom Four

9'10" max x 8'6" max (3.02m max x 2.61m max)

Family Bathroom

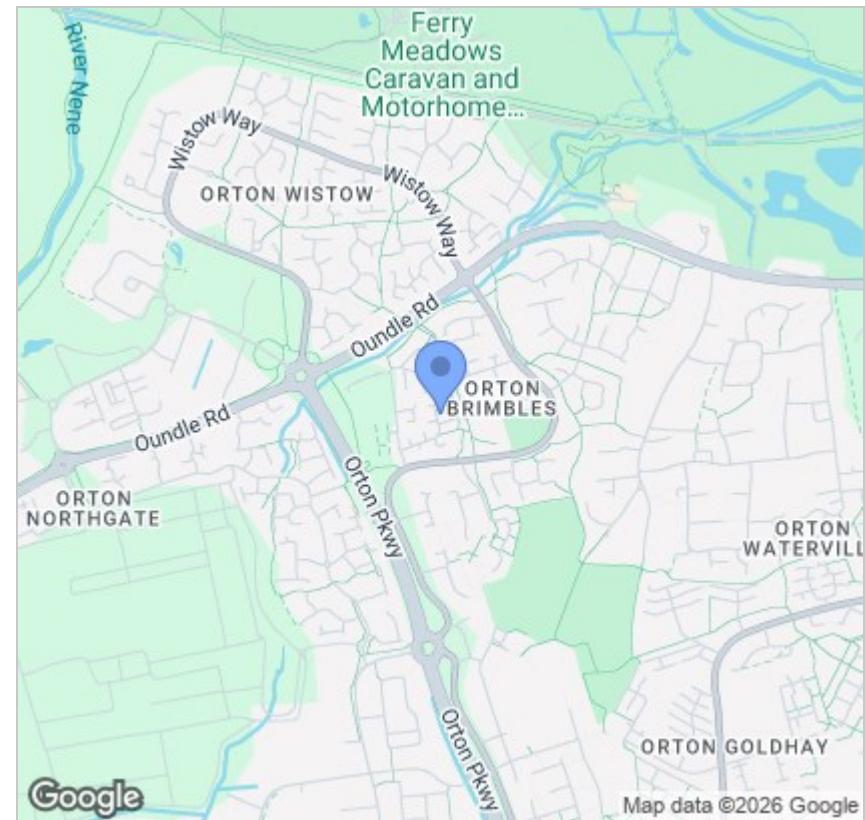


## Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Orton Office on 01733 852257  
if you wish to arrange a viewing appointment for this property or require further information.

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