



86 Bellona Drive

PE2 8FU

Offers in the region of £305,000



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## 86 Bellona Drive

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Brilliantly presented modern home on Bellona Drive, Cardea. This well proportioned property comprises of;

Ground Floor- entrance hall with understairs cupboard, w/c, lounge to the front, kitchen/diner to the rear with with double doors to the garden, utility room with door to the driveway.

First Floor- landing with airing cupboard, three double bedrooms, en suite shower room to bedroom one, family bathroom.

Outside- driveway to the side offering parking for two cars leading to the single garage & side access, lawned frontage with shrub borders. To the rear, an enclosed garden, mainly laid to artificial lawn with a patio area.

This property is within easy reach of the local amenities Cardea has to offer and major transport links.

Tenure: Freehold  
Council Tax Band: D



Ground Floor

Entrance Hall

Lounge

12'10" max x 12'2" max (3.92m max x 3.72m max)

Kitchen/Diner

18'0" x 9'2" (5.49m x 2.80m)

Utility Room

7'5" x 5'3" (2.28m x 1.62m)

W/C

First Floor

Landing

Bedroom One

12'10" max x 10'8" max (3.92m max x 3.27m max)

En Suite

Bedroom Two

9'5" x 9'4" (2.88m x 2.87m)

Bedroom Three

9'5" x 8'3" (2.88m x 2.52m)

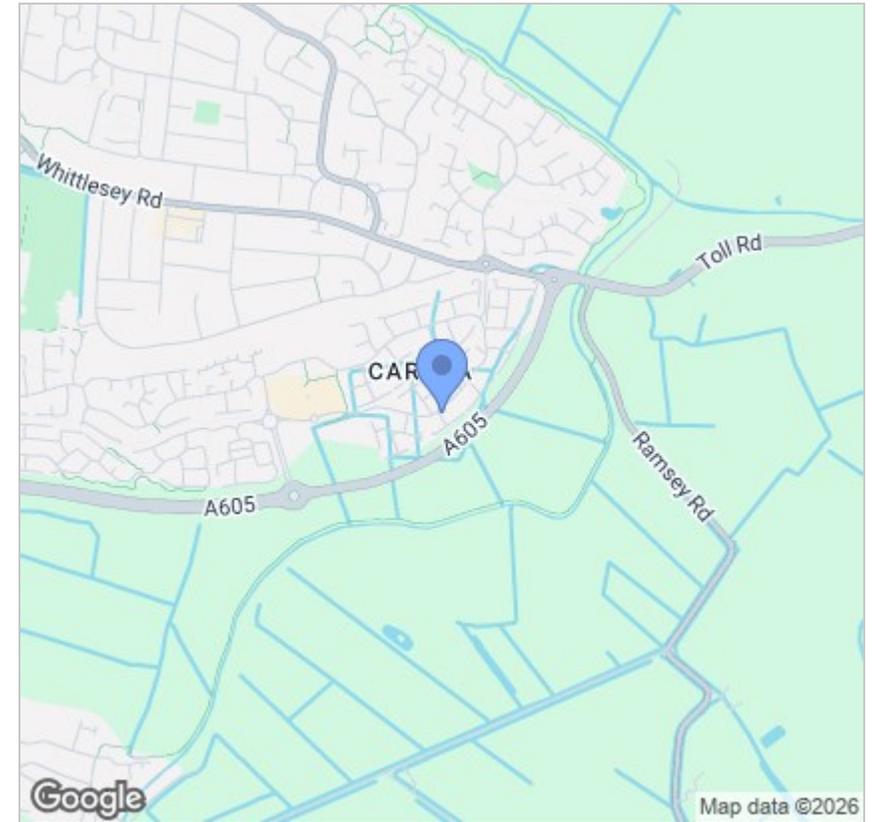
Family Bathroom



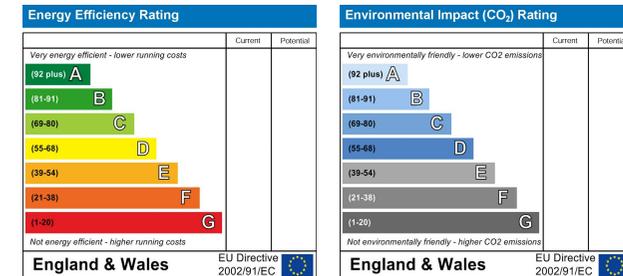
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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