



23 Fraserburgh Way

Orton Southgate PE2 6SS

Offers in the region of £360,000



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A beautifully presented detached home in Fraserburgh Way, Orton Southgate. Creating a lovely environment for a growing family, this four bedroom property has been well looked after by the current owners & in brief, comprises the following; extended porch leading into the hallway and downstairs WC, living room with feature fireplace. Leading on is the impressive opened & re-fitted kitchen/diner measuring over 25ft in length and creating a brilliant entertaining area. The kitchen has an abundance of cupboard space, plumbing for washing machine and dishwasher alongside a fitted, eye level cooker, grill and microwave as well as a big fridge freezer, furthermore there is also side access and bi-folding doors to the rear garden.

First floor landing, doors to all four bedrooms, with bedroom one boasting a re-tiled en-suite alongside built in wardrobes. Bedrooms two and four also offer built in storage. Completing the landing is the family bathroom.

Outside; low maintenance rear garden which is mostly gravel and hardstanding areas with an array of plant and shrub borders. There is also an integral garage with this property which provides further storage.

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

COUNCIL TAX BAND - D
TENURE - FREEHOLD





Extended Porch

Entrance Hallway

Living Room

15'1" x 10'2" (4.62m x 3.11m)

Kitchen / Diner

7'9" x 25'1" (2.38m x 7.67m)

Downstairs WC

First Floor Landing

Bedroom One

10'11" (excluding wardrobes) x 10'2" (3.35m (excluding wardrobes) x 3.10m)

En-Suite

Bedroom Two

10'2" (excluding wardrobes) x 10'1" (3.11m (excluding wardrobes) x 3.09m)

Bedroom Three

7'3" x 8'0" (2.21m x 2.44m)

Bedroom Four

6'9" x 7'10" (2.08m x 2.40m)

Family Bathroom

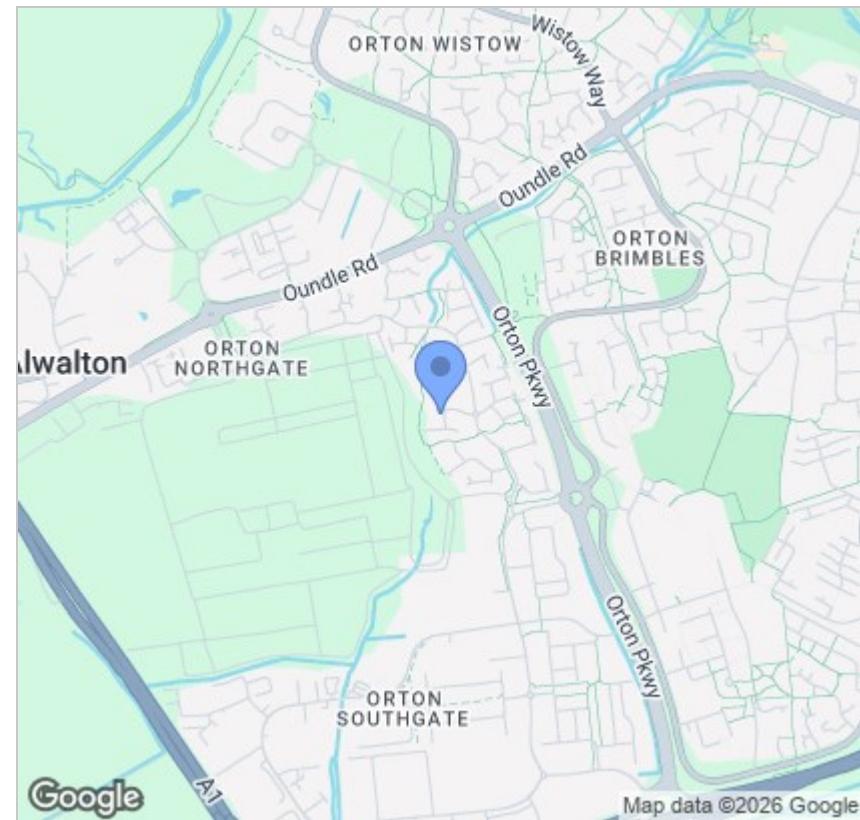
Floor Plan



Viewing

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

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	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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