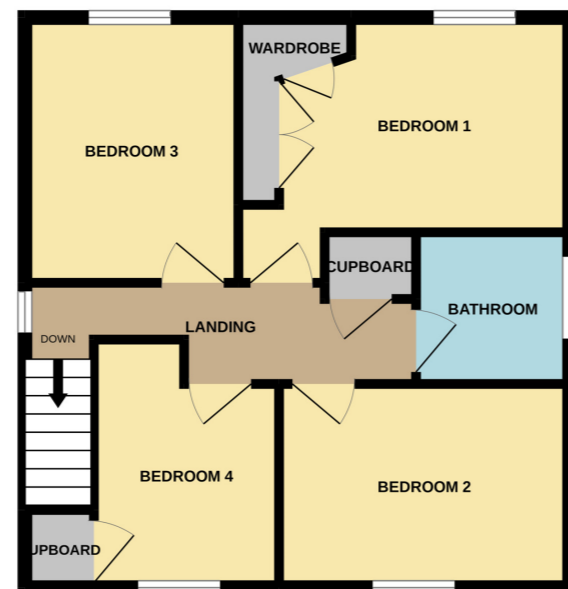
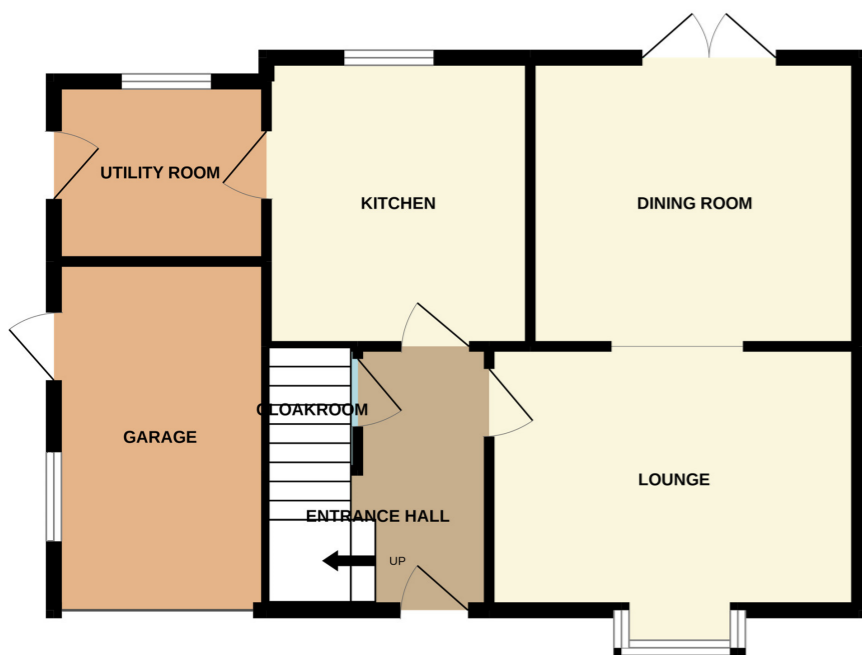




25 Wyndham Park, Orton Wistow PE2 6YD

£325,000



\*\*\* DETACHED FAMILY HOME \*\*\*" Rosedale are pleased to offer to the market this well appointed property on the edge of Ferry Meadows located in a cul de sac location. The property has been very well maintained to a high standards throughout. There is a sunny low maintenance rear garden with a very popular addition of a cabin. In brief the the property comprises of entrance hall, cloakroom, kitchen, utility room, lounge and dining room. Upstairs there are four bedrooms and a family bathroom. Outside there is a driveway leading to a single garage and gated access to the sunny rear garden. To full appreciate this property viewings are highly recommended. EPC Currently Unavailable".

**ENTRANCE HALL**

Composite door to front aspect, UPVC double glazed window to front aspect, dado rail, laminate flooring, radiator and stairs to first floor.

**CLOAKROOM**

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin, partly tiled walls, mirror, extractor fan, heated towel rail and laminate flooring.

**LOUNGE**

13' 7" x 12' 3" (4.14m x 3.73m)(max) (4.43m) (approx) UPVC Square bay window to front aspect, living flame gas fire, double radiator and square arch to :-

**DINING ROOM**

12' 3" x 10' 9" (3.73m x 3.28m) (approx) UPVC French doors to garden and a radiator.

**KITCHEN**

10' 8" x 9' 9" (3.25m x 2.97m) (approx) Fitted with a range of base and eye level units with work surfaces over, enamel sink with mixer tap over, integrated oven, gas hob with extractor fan over, partly tiled walls, plumbing for a dishwasher, laminate flooring and space for a fridge /freezer. UPVC double glazed window to rear aspect. Door to :-

**UTILITY**

7' 9" x 6' 6" (2.36m x 1.98m) (approx) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap over, partly tiled walls, laminate flooring, plumbing for a washing machine. Composite door to side aspect, UPVC double glazed window to rear aspect.

**LANDING**

UPVC double glazed window to side aspect, loft access and cupboard.

**BEDROOM 1**

13' 7" x 8' 9" (4.14m x 2.67m) (approx) UPVC double glazed window to rear aspect, dado rail, fitted wardrobes and a radiator.

**BEDROOM 2**

10' 9" x 8' 9" (3.28m x 2.67m) (approx) UPVC double glazed window to front aspect and a radiator.

**BEDROOM 3**

10' 1" x 6' 8" (3.07m x 2.03m) (approx) UPVC double glazed window to rear aspect, dado rail and a radiator.

**BEDROOM 4**

9' 8" x 6' 2" (2.95m x 1.88m) (approx) UPVC double glazed window to front aspect, cupboard over stairs and a radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level W/C , vanity unit with hand basin, bath with shower over, fully tiled walls, heated mirror, extractor fan, down lighting, waterproof vinyl flooring and heated towel rail. UPVC double glazed window to side aspect.

**OUTSIDE**

The front of the property is laid to lawn and has a driveway. The rear of the property is enclosed by fencing, paved patio area, decking area, raised borders, summer house with lighting, garden shed, sunny rear garden and side access.

**GARAGE**

A single Garage with up and over door, light and power.

**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.

