

Orchard Way, **Kenton**, EX6 8JU

A rare opportunity to acquire this well-presented 5 bedroom link detached family home, conveniently positioned in the extremely desirable village of Kenton. The property enjoys being set just off the centre of the village and has the added benefits of SOLAR PANELS, 2 reception rooms, GARAGE and parking.

FREEHOLD, COUNCIL TAX BAND - E, EPC - C.

Offers in excess of £475,000

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE PORH

Storage and inner door to:

HALLWAY

Doors to:

FAMILY ROOM

Double glazed window to front aspect, understairs storage cupboard, corner storage cupboard, exposed brick fireplace.

KITCHEN/DINING ROOM

Two double glazed windows to the rear aspect looking onto the rear garden. Matching wall and base fitted units, Belfast style sink, matching worktop counters, space for oven, space for dishwasher, tiled splash backs.

REAR LOBBY

Leading to the Cloakroom, integral garage and side access point to the rear garden.

CLOAKROOM

Low level WC, hand wash basin, obscure glazed window to rear.

LIVING ROOM

Double glazed window to the front aspect, French patio doors leading to the side creating dual aspect light and feature wood burning stove.

FIRST FLOOR LANDING

Window to the side, hatch to the loft space and doors to:

BEDROOM 1

Window to the front aspect and radiator.

BEDROOM 2

Window to the rear aspect and radiator.

BEDROOM 3

Window to the front aspect and radiator.

BEDROOM 4

Double glazed window to the rear aspect. Corner storage cupboard.

BEDROOM 5

Double glazed window to the front aspect. Corner storage cupboard.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Obscured double glazed window to the rear and part tiled splash backs.

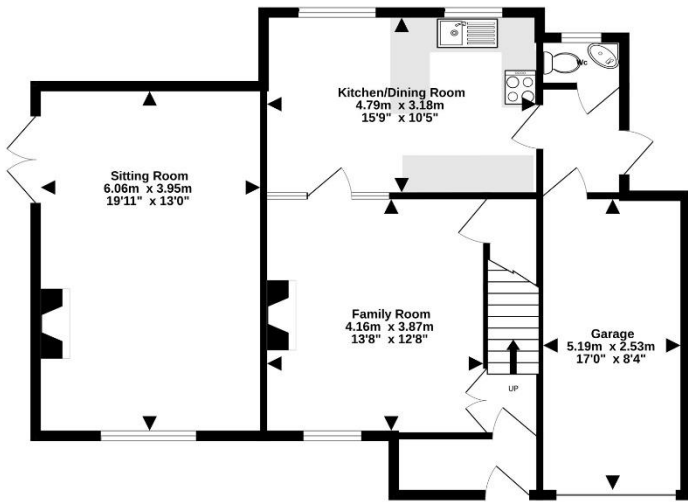
OUTSIDE

An integral garage with off street parking to the front. Side access which leads onto a patio space, connecting to a well secluded lawned garden. A pathway then leads to the rear of the property onto a second secluded patio space with mature plant life and shrubs. The property also has an area of under house storage.

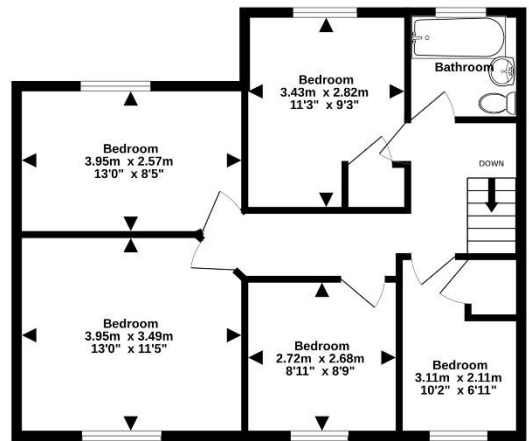




Ground Floor
77.6 sq.m. (836 sq.ft.) approx.



1st Floor
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA : 136.7 sq.m. (1472 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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