



Waterfield Close, Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- End-terraced
- Spacious living and dining area
- Modern fitted kitchen
- South facing garden

This beautiful three-bedroom end-terraced home sits within an exclusive private estate, offering a sense of privacy, security, and refined living rarely found so close to the city centre. The property is perfectly positioned to benefit from the landmark Station Quarter regeneration, which will introduce a new station entrance, enhanced public realm, and improved pedestrian routes - bringing fast rail access to within a five-minute walk.

A short walk away, the Grade II listed Sessions House on Thorpe Road is set for a sensitive and high-quality transformation into a contemporary restaurant. This will bring a historic landmark back into active use and add a sophisticated new dining destination to the area.

Residents also enjoy immediate access to the



natural beauty of Nene Park, with Orton Mere's rowing lake and Ferry Meadows' extensive trails close by. Combined with excellent rail and road connections to London, Cambridge, and the Midlands, this home offers a rare blend of exclusivity, convenience, heritage, and future growth.

Entrance Hall

Downstairs W/C

Kitchen

Lounge

First Floor Landing

Bedroom Two

Bathroom

Bedroom Three

Study

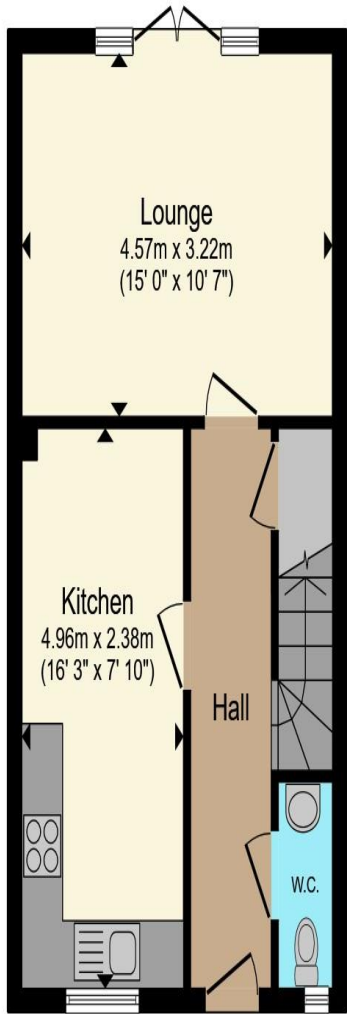
Second Floor

Bedroom One

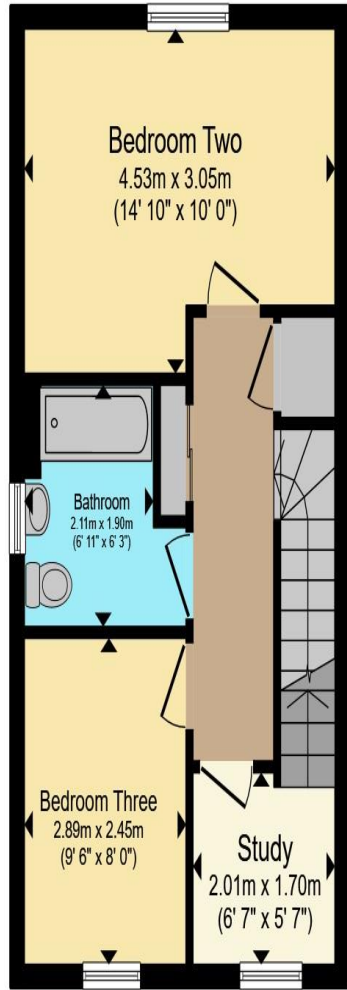
En-suite

Garden

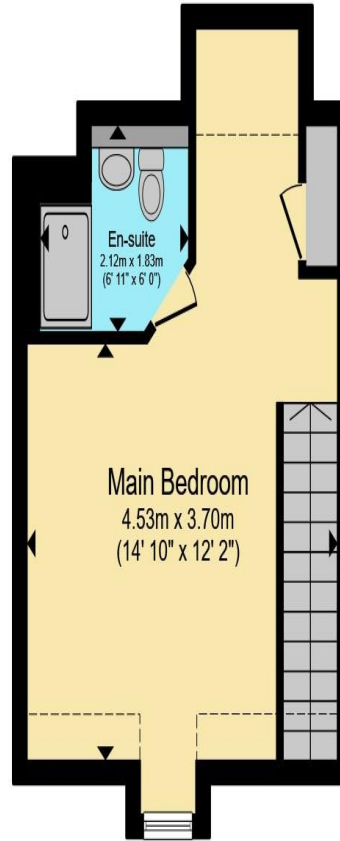




Ground Floor



First Floor



Second Floor

Total floor area 102.6 m² (1,104 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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