



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

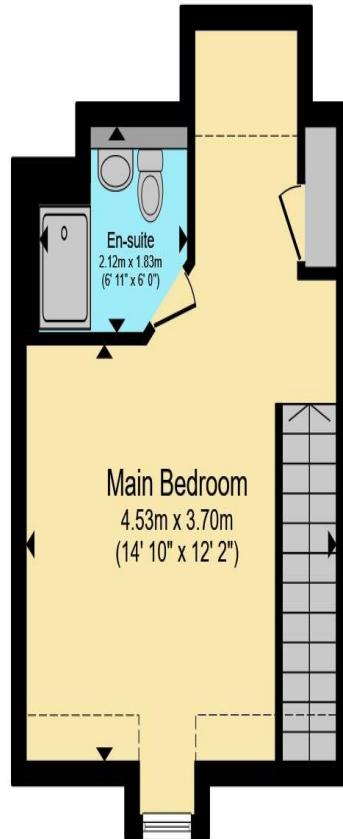
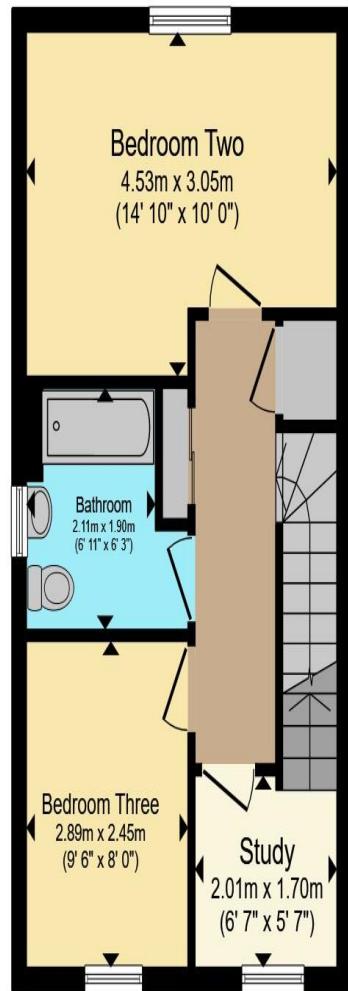
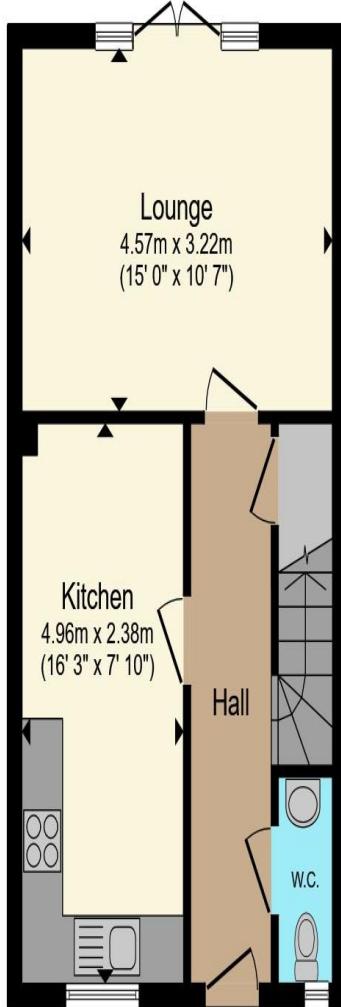
Second Floor

Bedroom One

En-suite

Garden





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

To view this property call Sharman Quinney on:
01733 897896

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB207311 - 0001

