



40 Cherry Orton Road
Orton Waterville PE2 5EQ
£590,000

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Located on one of Peterborough's most attractive and prestigious roads, Cherry Orton Road, this deceptively spacious detached Chalet Bungalow is set on a good size plot enjoying a sunny aspect and is non overlooked to the rear.

Cherry Orton Road has a collection of attractive 'Chocolate Box' cottages, impressive individual houses and a myriad of period homes, not far from Ferry Meadows Country Park and numerous other local amenities along with easy access to the City Centre and the orbital road system.

Well presented by the current owner, viewing is strongly urged to realise the versatile and spacious accommodation offered by the property which is hard to appreciate from just an external viewing alone.

With gas radiator heating and PVCu double glazing the roomy layout of the property is immediately obvious from the large Entrance Hall, from here there is access to a good size Lounge leading through an archway to a Dining Room and then a Conservatory with views of the attractive rear Garden. From the Hallway is a good size, fitted Kitchen Breakfast Room and large Utility Room with access to the rear Garden. The versatility of the property is highlighted by a double size ground floor Bedroom and a four piece family bath/shower Room.

The first floor Landing has an amazing amount of storage space via an eaves cupboard and leads to two further double Bedrooms both fitted with a range of Sharps fitted furniture. To compliment these Bedrooms there is a first floor Bathroom.

Outside are gardens front and rear laid to numerous floral borders and lawns. there is a There is a longer than normal Garage which has been divided to create a Study /Hobby Room accessed from the garden, the rear Garden backs onto allotments which along with mature shrubs and trees gives it a high degree of privacy.

Tenure Freehold
EPC to follow
Council Tax





Entrance Porch
Entrance Hall
 12'2" x 10'7" (3.72m x 3.24m)
 Stairs to first floor Landing, doors to
Lounge
 17'10" x 13'9" (5.46m x 4.21m)
 Attractive fireplace feature, bow window to front aspect, archway through to
Dining Room
 13'9" x 11'8" (4.20m x 3.58m)
 Sliding patio doors to
Conservatory
 10'6" x 9'8" (3.22m x 2.95m)
 Door through to the rear garden.



Kitchen Breakfast Room
 15'11" m max x 12'1" max (4.86 m max x 3.70m max)
 Fitted with an extensive range of base and eye level units, storage pantry door to
Utility Room
 12'9" x 8'3" (3.89m x 2.54m)
 Door through to the rear garden.
Bedroom 3
 12'8" x 11'5" (3.88m x 3.48m)



Family Bath/shower room
 11'3" max x 7'8" max (3.45m max x 2.36m max)
 Fitted with a fourpiece suite comprising, Panelled Bath, Shower Cubicle, Hand wash basin, Low level WC.



First Floor Landing
 Large eaves storage cupboard. Access to ceiling loft space.

Bedroom 1
 12'1" min x 11'11" (3.69m min x 3.65m)
 Fitted range of Sharps Wardrobes to one wall, eaves storage cupboard.

Bedroom 2
 11'11" min x 11'11" (3.65m min x 3.65m)
 Fitted range of Sharps Wardrobes to one wall.

Bathroom

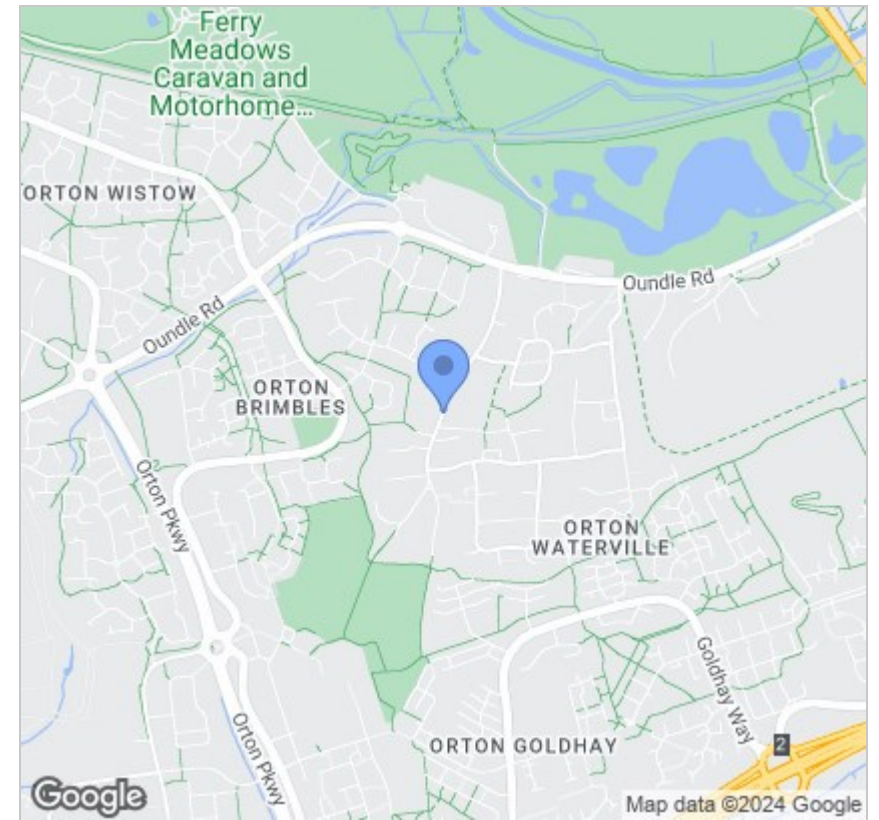
Outside
 To the front of the property is a well stocked cottage style garden with a long driveway leading to a larger than usual single Garage. Side access leads to an enclosed and attractive rear garden which backs onto local allotments and enjoys a sunny aspect. Laid mainly to shaped lawns there are numerous mature and well tended floral borders. The Garage has been divided to allow a study/hobby room to be incorporated and is accessible via a door to the rear.



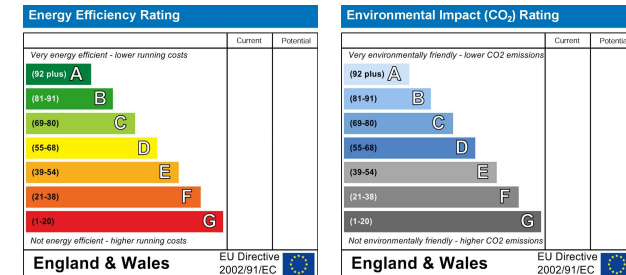
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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