



41 Cherry Orton Road  
PE2 5EH  
£650,000

# 41 Cherry Orton Road

PE2 5EH

Situated in the heart of Orton Waterville Village, set amongst 'chocolate box' thatched cottages and individually built properties this spacious detached chalet offers a modern alternative to the numerous period properties that it neighbours. Situated walking distance to St Mary's medieval church, post office and public transport facilities the property enjoys one of Peterborough's picturesque locations in Cherry Orton Road. The area enjoys easy access to Ferry Meadows Country Park, Garden Centre, Restaurants and the A1 trunk Road. Peterborough City Centre and its mainline Railway Station are only a few minutes drive away, there are also schools suitable for middle to older children nearby.

The property sits on a good size plot enjoying a high degree of privacy, with gas radiator heating and PVCu double glazing, the well presented accommodation comprises; Entrance Hall with the stairs to the first floor and storage cupboard below. Good size Lounge with windows to three aspects and access to a Courtyard Area. There is a study/fourth Bedroom, ground floor Shower Room/Cloakroom W.C. The spacious and impressive Kitchen Dining Room boasts numerous base and eye level Kitchen Units and central Island Breakfast Bar. There are two electric ovens with a gas hob and hood above.

The first floor Landing offers an additional Study Area and leads to a large main Bedroom with fitted wardrobes, two further Bedrooms and a corner Bathroom.

Outside, to the front of the property, the entrance has electric gates, there is ample parking, a single Garage and large gravel area. There are double gates through to the good size rear Garden, there is also a Courtyard Area.

Viewing is recommended.

Tenure Freehold  
Council Tax F  
EPC To Follow





Entrance Hall  
Stairs to first floor Landing with storage cupboard below, Parquet Flooring

Lounge  
24'0" max x 14'3" max (7.33m max x 4.36m max)

French Doors to Courtyard area

Study/Bedroom 4  
12'5" x 10'11" (3.81m x 3.33m)  
French Doors to the rear Garden.

Shower Room/Cloakroom



Kitchen Dining Room  
19'0" x 20'4" max (5.80m x 6.20m max)  
Fitted with an extensive range of Kitchen units

First Floor Landing  
Potential Study Area

Bedroom 1  
16'2" x 14'3" min (4.93m x 4.35m min)  
Fitted with a built in wardrobe and mirrored wardrobe sliding doors to one wall

Bedroom 2  
9'1" x 8'6" min (2.77m x 2.60m min)

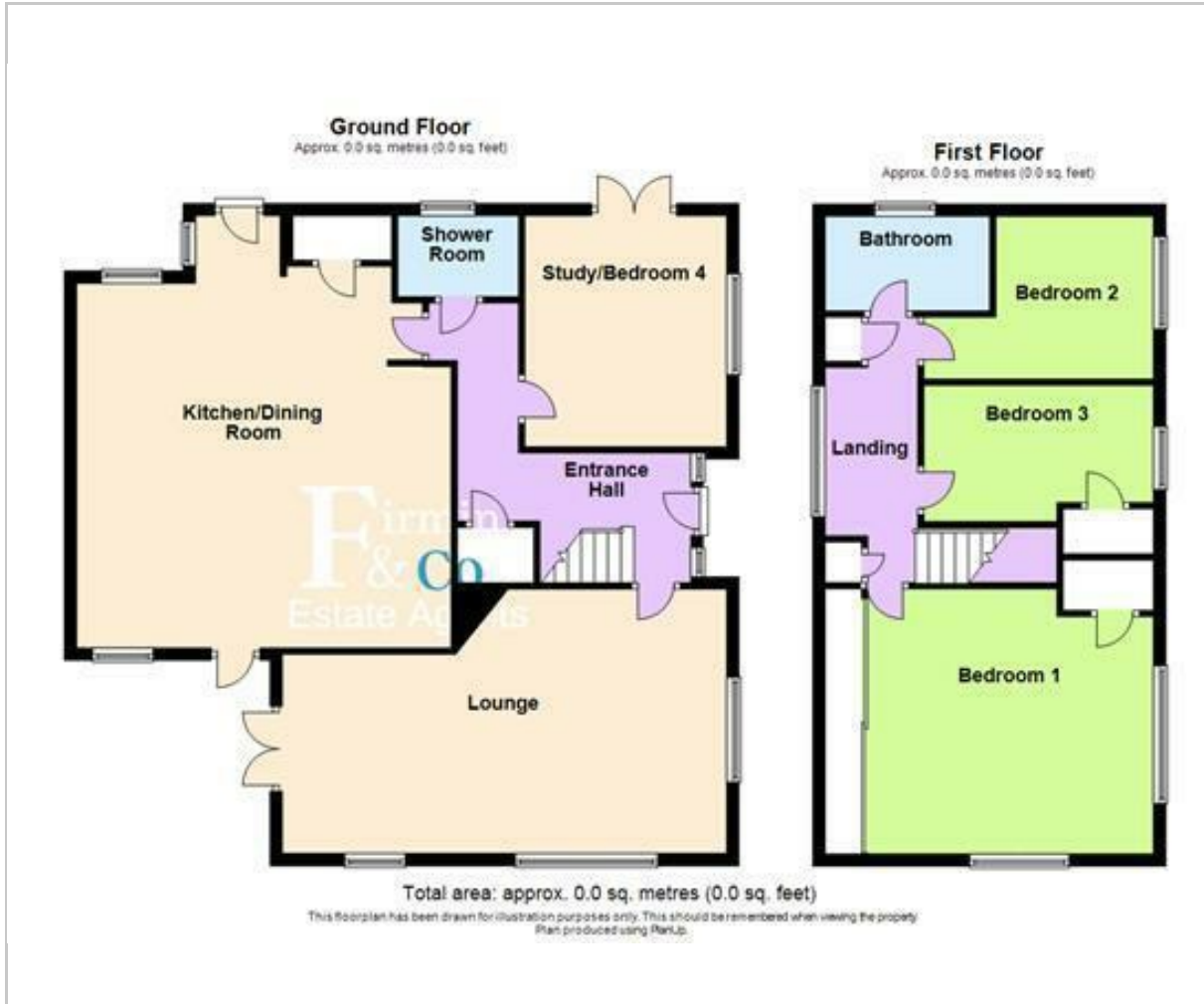
Bedroom 3  
12'4" x 7'4" max (3.77m x 2.25m max)  
Built in wardrobe.

Bathroom  
Corner Bath three piece suite.

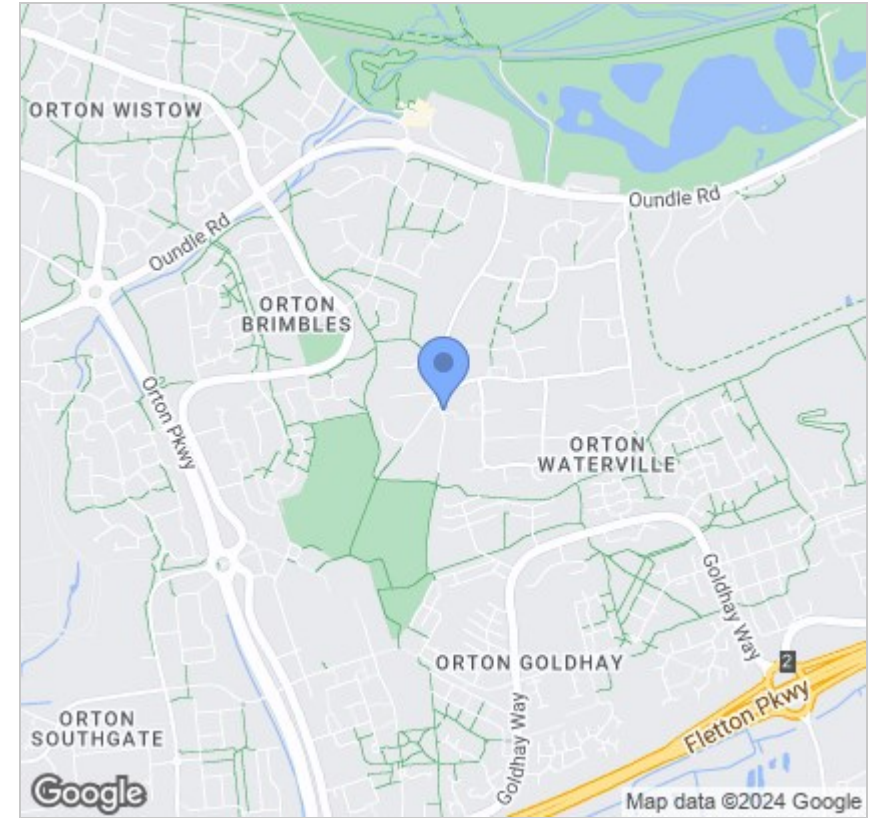
Outside  
To the front of the property are electrically operated gates leading to a block pave driveway area giving access to a single Garage with an electric door and double gates in to the rear Garden for additional parking/storage. To the front of the property is an expanse of gravel. The enclosed rear Garden is laid to lawn with two patio seating areas and enjoys a high degree of privacy whilst enjoying views over thatched roof tops of neighbouring properties. The garden also has outdoor lighting ,electrical points and tap. There is also a paved Courtyard area accessible from both the Lounge and Kitchen Diner.



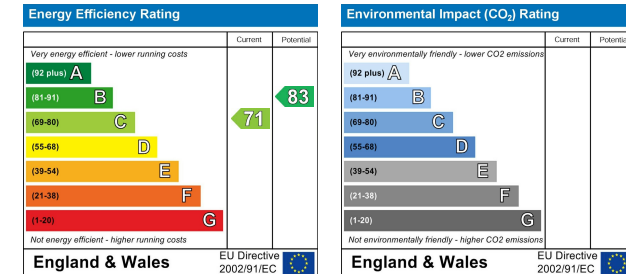
## Floor Plan



## 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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48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk