



6 New Road  
Orton Waterville PE2 5EJ  
£370,000



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Located within this quiet residential turning off Cherry Orton Road, is this three bedroom semi detached property on New Road. The property has been extended and improved to make an ideal family home in one of Peterborough's most sought after areas. With easy access to many local amenities the A1 trunk road is only a few minutes drive from the property as are schools suitable for all ages.

The approach to this property is via a gravel driveway with room for at least 2/3 vehicles. Upon entering are doors to both the living room, downstairs WC and stairs to the first floor. Further on is the utility room on the right hand side and straight ahead is the impressive open plan Island Kitchen/Diner. This space has been well utilized to provide a fantastic entertaining area and also has plenty of storage and appliance space. The room interacts with the garden's decking area via bifold doors.

The first floor landing has three good size Bedrooms, the main Bedroom has both a dressing area and a refitted en-suite shower room. The family bathroom has double sinks.

Externally this property has a fantastic size rear garden that has the added benefit of an outbuilding which could be used for a variety of purposes. Laid mainly to lawn there is a good size decking area, lawns with floral and shrub borders. The property is non overlooked to the rear.

Internal viewings are highly recommended of this well presented and attractive property.

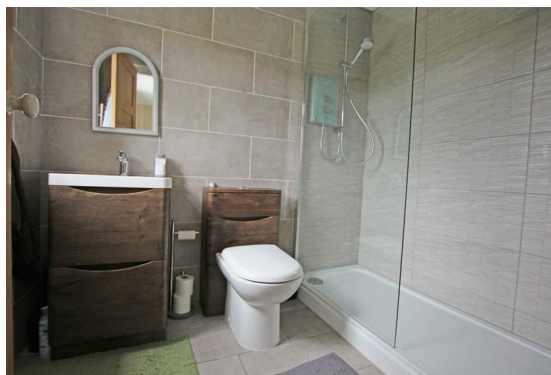
Council Tax C  
Tenure Freehold







Entrance Via Porch  
Downstairs WC  
Living Room - 5.00m x 3.16m  
Kitchen/Diner - 3.65m (max) x 7.23m (max)  
Utility Room - 1.48m x 2.34m



First Floor Landing  
Bedroom One - 3.02m x 3.86m  
Dressing Area - 1.80m x 3.16m  
En-Suite Shower Room  
Bedroom Two - 3.19m x 3.16m  
Bedroom Three - 2.66m x 2.90m



Family Bathroom  
Outside  
Outbuilding  
Garden

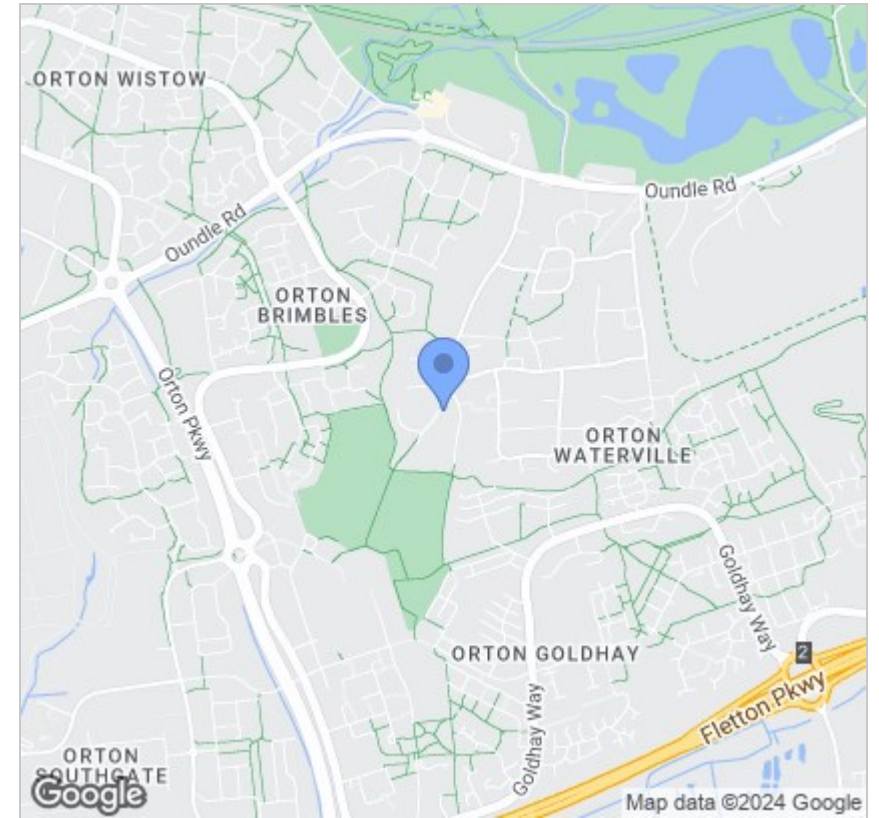




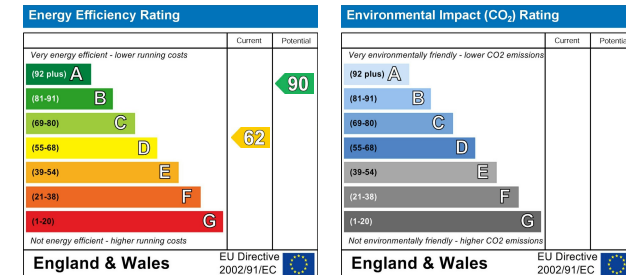
## Floor Plan



## 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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