



Offers in excess of £375,000  
Denmark Drive, ORTON WATERVILLE, Peterborough,  
PE2



 3  
Bedrooms

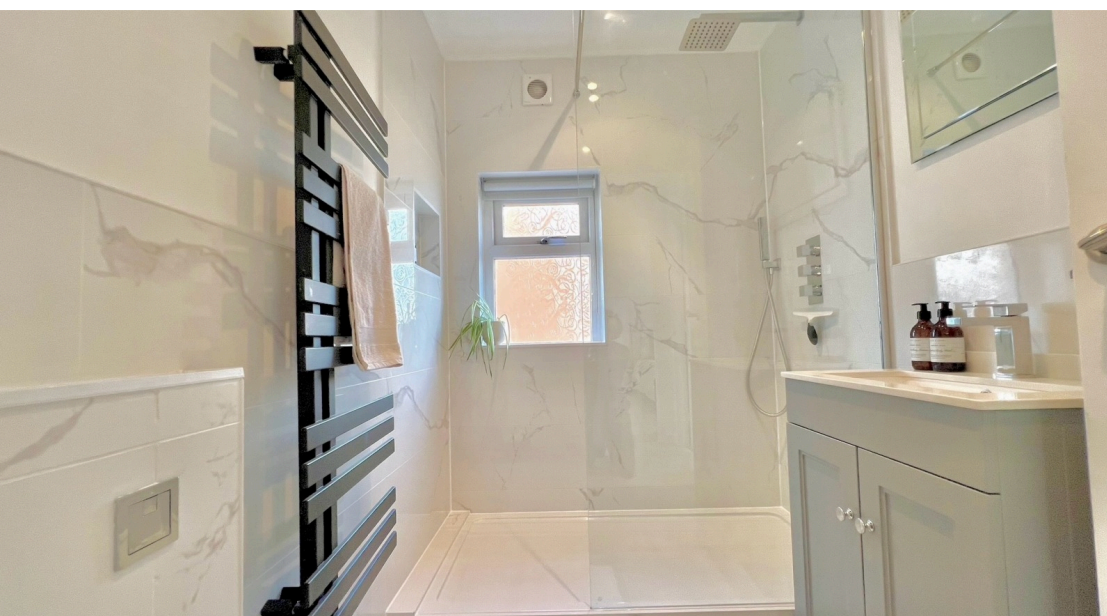
 1  
Bathroom

Pinnacle House, Newark Road | [Sales@edward-stuart.co.uk](mailto:Sales@edward-stuart.co.uk)

01733 942000



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Denmark Drive, ORTON WATERVILLE, Peterborough,  
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### EXTENDED, DECEPTIVE 3 Bedroom detached family home

The RENOVATED family home is located in ORTON WATERVILLE, in close proximity to Ferry Meadows and comprises of Entrance Porch, Entrance Hall with stairs to the first floor, there is a lounge with doors to the open plan Kitchen/Diner area and a WC.

The first floor has 3 bedrooms and the Family Bathroom. Outside there is ample parking at the front leading to the garage. There are front and rear gardens also

With a lot of good schools in the surrounding area and easy transport links into Peterborough, Orton Waterville is the perfect place for couples and families. Ferry Meadows is a short walk away and provides green spaces for walks, playground for children. Amenities are a short drive away and the A1 is close by providing easy routes up and down the country. Early viewing is a must!



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### Entrance Hall

With doors to all rooms and stairs to the first floor

### WC

Fitted with WC and wash hand basin. UPVC window to the side

### Lounge

With UPVC window to the front, radiator and doors to

### Open Plan Kitchen/Diner (Extension) *6.29m x 3.64m (20' 8" x 11' 11")*

With UPVC windows to the side and rear, door to the side and double doors to the rear, feature velux style windows and 2 radiator

### Kitchen Area *6.84m x 3.48m (22' 5" x 11' 5")*

Refitted Kitchen with base and wall units. Fitted oven with hob and extractor fan and space for appliances.

### First Floor Landing

With doors to all rooms

### Bedroom 1 *3.52m x 3.52m (11' 7" x 11' 7")*

With UPVC window to the rear and radiator

### Bedroom 2 *3.56m x 3.52m (11' 8" x 11' 7")*

With UPVC windows to the side and rear and radiator

### Bedroom 3 *3.51m x 2.31m (11' 6" x 7' 7")*

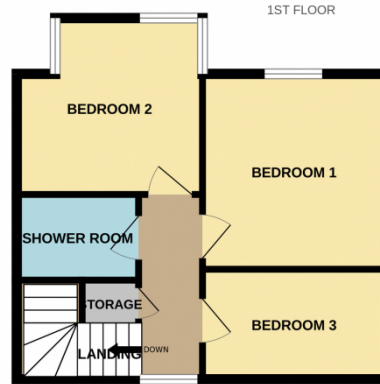
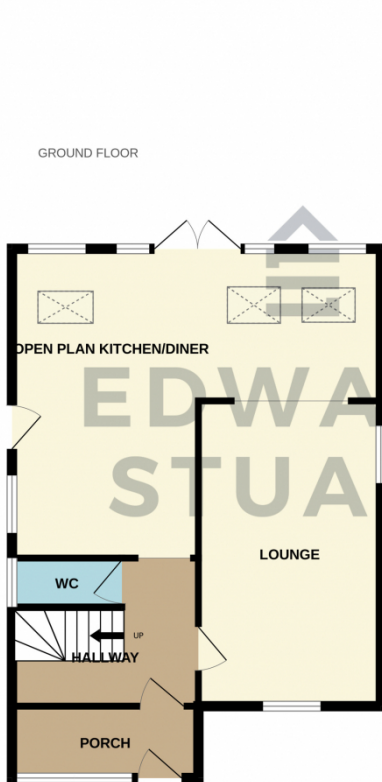
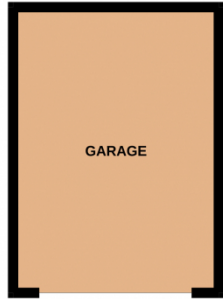
With UPVC window to the front and radiator

### Family Shower Room

Refitted with WC, Wash hand basin and walk in shower. Part tiled walls and UPVC window

### Outside

There is a driveway at the side of the home leading to the single garage. There are front and rear gardens that are mainly laid to lawn



EDWARD  
STUART

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Orton Waterville, PE2

