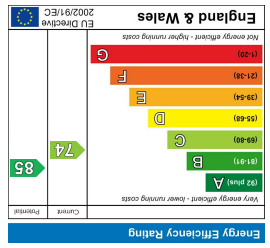


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



27 Denmark Drive  
Orton Waterville, Peterborough, PE2 5HN

Offers In Excess Of £360,000 - Freehold , Tax Band - E

4 2 2 C

## 27 Denmark Drive

### Orton Waterville, Peterborough,

PE7 5HN

City and County are excited to market this spacious, four-bedroom detached property, on a large corner plot in a quiet cul-de-sac in the desirable location of Orton Waterville, Peterborough. Offering easy access to local amenities, schooling, and transport links, this property is the perfect family home.

Briefly comprising, an entrance hall, downstairs cloakroom, dual aspect lounge with uPVC sliding doors leading to the garden, separate dining room, utility room, and a kitchen fitted with a range of matching base and eye level units, with space for dishwasher and fridge/freezer. Integrated oven and five ring gas hob with an extractor over.

Upstairs benefits from four double bedrooms, with the master bedroom benefitting from a fitted four-piece en-suite comprising, a WC, wash hand basin, a bath, and a walk-in shower. Upstairs also benefits from a family bathroom fitted with a three-piece suite, comprising, a WC, wash hand basin and bath with a shower over. Tiled Flooring and tiled surround. To the rear, there is an enclosed, private garden which is mainly laid to lawn. To the front, as the property sits on a corner plot, there is the benefit of a good size front garden, with access to the double garage, and off road parking for several cars. Please call today for a viewing!

**Entrance Hall**  
4'11" x 15'5"

**Entrance Hall**  
6'0" x 11'5"

**Lounge**  
11'5" x 19'4"

**Dining Room**  
11'6" x 11'8"

**Kitchen**  
7'5" x 11'5"

**Utility Room**  
7'6" x 7'6"

**WC**  
6'2" x 3'8"

**Landing**  
15'5" x 3'7"

**Master Bedroom**  
9'6" x 11'7"

**En-Suite**  
9'4" x 7'6"

**Bedroom Two**  
9'6" x 11'6"

**Bedroom Three**  
11'5" x 7'6"

**Bedroom Four**  
7'8" x 11'6"

**Bathroom**  
7'3" x 7'6"

**EPC - C**  
74/85

**Freehold**



#### IMPORTANT LEGAL INFORMATION

Verified Material Information  
Council Tax Band E  
Annual charge: £2437.95 a year (£203.16 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and Private  
Building safety issues: No  
Restrictions: None  
Public right of way: No  
Flood risk: Yes  
Coastal erosion risk: No  
Planning permission: No  
Accessibility and adaptations: None  
Coalfield or mining area: No.  
Energy Performance rating: C (potential rating is B)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

