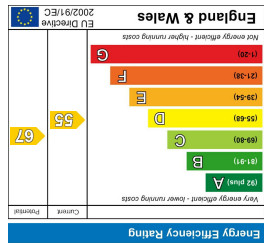
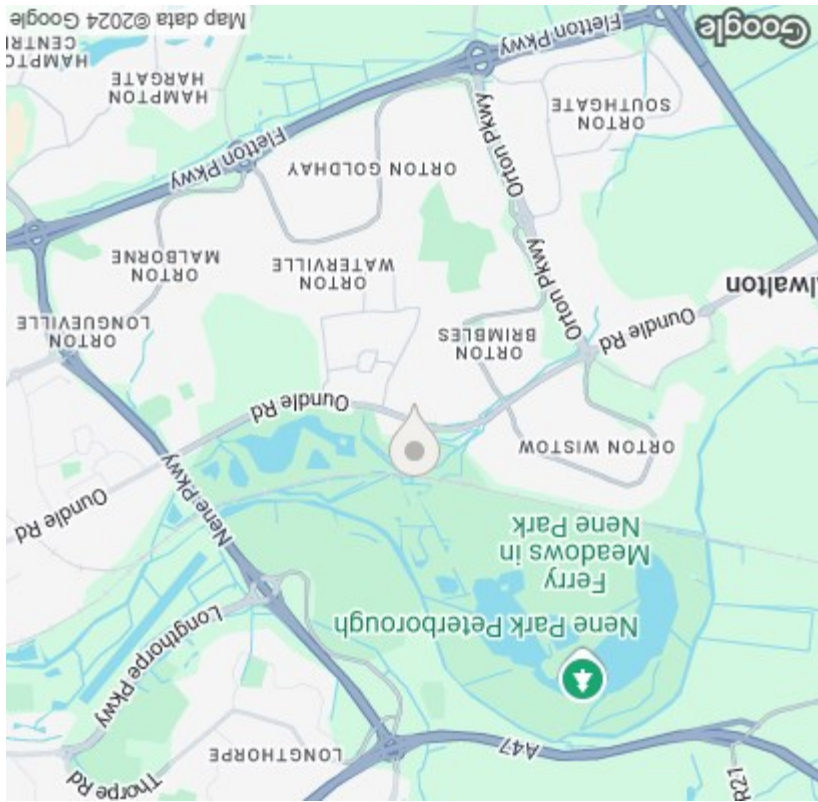


Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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 guarantees. 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.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



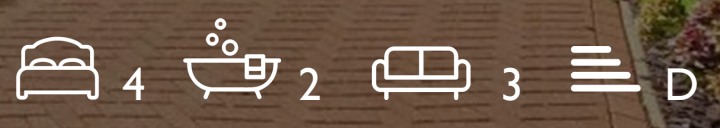
Floor Plan



Sunningdale

Orton Waterville, Peterborough, PE2 5UB

Guide Price £625,000 - Freehold , Tax Band - F





## Sunningdale

### Orton Waterville, Peterborough, PE2 5UB

\*\*GUIDE PRICE £625,000 - £650,000\*\*

Located in the highly sought-after Cul-de-Sac of Sunningdale, Orton Waterville, Peterborough, this impressive four-bedroom detached home offers a perfect blend of comfort and convenience. Set on a generous plot, the property is ideal for families, boasting proximity to Ferry Meadows, local schools, and a wide range of amenities. With easy access to the A1 and excellent transport links, commuting is a breeze. Whether you're exploring nearby parks or enjoying the tranquil neighbourhood, this home is a perfect sanctuary for those seeking space and a welcoming community.

This impressive four-bedroom detached home, located in the desirable area of Orton Waterville, offers spacious living on a generously sized plot. The ground floor features a welcoming entrance hall, a convenient cloakroom, and a dedicated study with direct garden access. The property boasts a formal dining room that flows into a large lounge, enhanced by sliding doors leading to the garden. The kitchen/diner is well-equipped with a modern range of matching units, integrated appliances including a dishwasher and a fridge/freezer, an integrated oven, and a five-ring gas hob with an extractor hood. A separate utility room provides further access to the integral double garage. Upstairs, the home offers four double bedrooms, with the master suite benefitting a fitted four-piece en-suite including a WC, a bidet, a wash hand basin, and a shower cubicle. Both the master and second bedroom have the additional added benefit of walk-in wardrobes. The family bathroom is fitted with a three-piece suite featuring a bath with a shower over, a WC, and a wash hand basin. Externally, the rear garden is a private retreat, mostly laid to lawn and bordered by hedges and well-stocked borders, with gated access to the road. The front of the property provides ample off-road parking via a large block-paved driveway, along with access to the integral double garage. This property is ideal for families seeking space, privacy, and modern living in a sought-after location.

#### Entrance Hall

7'10" x 8'7"

#### WC

3'6" x 4'11"

#### Study

8'4" x 9'3"

#### Dining Room

19'5" x 11'8"

#### Living Room

11'8" x 20'7"

#### Kitchen/Diner

11'10" x 18'4"

#### Utility Room

8'1" x 6'1"

#### Landing

4'5" x 5'11"

#### Master Bedroom

11'8" x 14'6"

#### En-Suite To Master Bedroom

8'9" x 5'11"

#### Landing

13'7" x 5'10"



#### Bedroom Two

16'3" x 11'3"

#### Bathroom

8'11" x 5'6"

#### Bedroom Three

11'8" x 11'9"

#### Bedroom Four

11'1" x 8'10"

#### Garage

20'9" x 17'2"

#### EPC - Awaiting

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

##### Material Information

Property construction: Standard  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features: Electric Fire, Underfloor Heating  
Broadband: up to 1000Mbps  
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, Driveway, Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: Awaiting

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. 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

