

Cherry Orton Road, PE2 5EQ  
Peterborough  
Cambridgeshire  
£550,000

Hurfords



- Four Bedroom Detached Family Home
- Sought After Location of Cherry Orton Road in Orton Waterville
- Set on a Substantial Plot of Approximately 0.2 Acres (STS)
- Mature Landscaped Front and Rear Gardens
- Hardstanding Driveway and Single Garage Providing Off Road Parking for Multiple Vehicles
- Three Reception Rooms Including 23ft Sitting Room, Separate Dining Room and Home Office

# 35 Cherry Orton Road Peterborough Cambridgeshire PE2 5EQ

Step through the inviting entrance and into the heart of this, individually-designed detached house which dates from the 1950s, where a sense of warmth and hospitality envelops you. The spacious dual-aspect sitting room greets you with curved windows, framing views of the front garden, while French doors beckon you to explore the tranquil rear garden beyond. A focal point fireplace adds a touch of warmth, perfect for gathering with loved ones. Adjacent, the dining room awaits, currently configured as a snug-style sitting room, yet offering versatility to adapt to your lifestyle needs. Whether hosting intimate gatherings or formal dinners, this space exudes charm and comfort. The curved windows overlook the mature front garden and fills the space with natural light. Continue into the well-appointed kitchen, situated to the rear aspect of the property and benefiting from views over the landscaped garden. The kitchen is well equipped with a range of base and wall units and integrated appliances including Neff oven with 4-ring Neff hob and extractor hood over plus ample space for further appliances, ensuring both style and functionality. The kitchen is a great size with space for a dining area providing the perfect spot for family meals, while a convenient utility room/pantry offers additional storage and organisation. A side passage leads to a practical home office, complete with fitted storage and ample space for productivity. A convenient downstairs toilet adds to the home's functionality, while access to the garage offers convenience for storage solutions. Ascending the stairs, a galleried landing welcomes you to the first floor where a large feature stain glass window overlooks the front aspect of the property. The first floor gives access to four double bedrooms, family bathroom and separate WC. The master and second bedrooms boast charming curved windows overlooking the front aspect, while the second bedroom benefits from fitted wardrobes, offering both style and practicality.

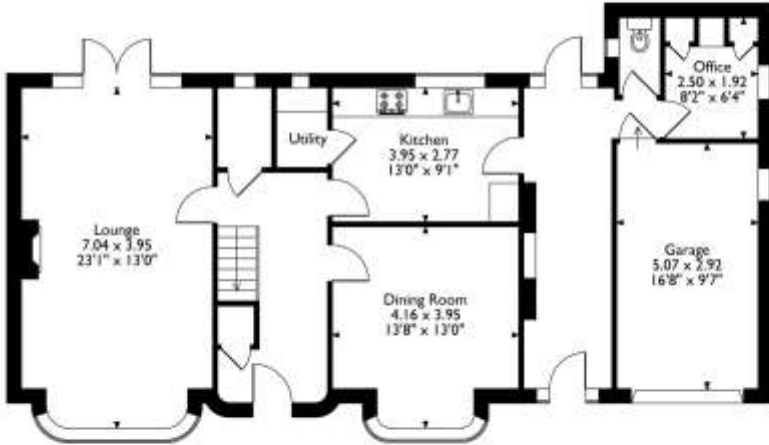
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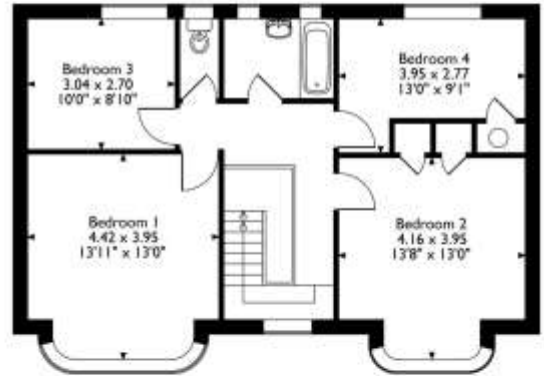
A well-appointed family bathroom awaits, featuring a bathtub with shower over and wash hand basin. A separate toilet enhances convenience. Outside, the enchanting front garden invites exploration, with its lush lawns, vibrant flowers, and mature trees creating a picturesque backdrop. A hardstanding driveway leads to the single garage providing off road parking for multiple vehicles. The private rear garden is a haven of tranquillity with a view of the tower of the 13th century St. Mary's Church, enclosed by mature hedging and offering a serene escape from the hustle and bustle of daily life. A paved patio area provides the perfect setting for al fresco dining and entertaining, while the expansive lawn offers plenty of space for outdoor activities and recreation. A summer house and a variety of sheds offer additional storage or leisure space, plus the added benefit of a vegetable garden.



Cherry Orton Road, Peterborough  
Approximate Gross Internal Area  
171 Sq M/1841 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



## Rooms/Measurements

Lounge 23'1" x 13'0"  
Utility  
Kitchen 13'0" x 9'1"  
Dining Room 13'8" x 13'0"  
Office 8'2" x 6'4"  
Garage 16'8" x 9'7"  
Bedroom One 13'11" x 13'0"  
Bedroom Two 13'8" x 13'0"  
Bedroom Three 10'0" x 8'10"  
Bedroom Four 13'0" x 9'1"

**TENURE: FREEHOLD**



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5 The Barns, Milton Lane, Castor, Peterborough, PE5 7DH

[castor@hurford.co.uk](mailto:castor@hurford.co.uk)

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