



20 Overton Way

Orton Waterville PE2 5HF

Offers in excess of £500,000



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Nestled in the highly sought-after area of Orton Waterville, is this exquisite detached, chalet-style bungalow on Overton Way which offers, perfect blend of modern living and spacious design. The property has been thoughtfully extended and converted by the current owners, creating a delightful 1.5 story home that is both stylish and functional.

As you step into the entrance hall, you are greeted by a harmonious mix of marble and oak parquet flooring, complemented by clever storage solutions and a centrally located stairwell. The bungalow features two inviting reception rooms, including a cozy living room at the front. A dedicated study provides a convenient workspace or a further bedroom, while a fourth bedroom with an adjoining shower room, offers flexible accommodation for family or guests.

The heart of the home is undoubtedly the open-plan kitchen and living space, designed to flow effortlessly from the kitchen, which boasts elegant quartz work surfaces, integrated appliances, and a central island, into the dining area and living space. Bi-folding doors provide stunning views of the beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. A utility room, discreetly tucked away behind a pocket door, adds to the practicality of the layout.

On the first floor, you will find two spacious double bedrooms, each equipped with built-in wardrobes and en-suites, alongside a third bedroom or further study space with additional storage.

Outside, The rear garden is a true oasis, featuring a porcelain patio that curves around a lush lawn, bordered by mature shrubs and trees. There is also hard standing for a shed and gated access to the front of the property.

The front of the bungalow boasts a block-paved driveway, offering ample off-road parking, along with a detached single garage and a graveled area for additional vehicles.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Living Room:
13'10" x 13'5" (4.24m x 4.11m)

Open Plan Kitchen/Diner:
20'1" max x 19'9" max (6.14m max x 6.03m max)

Utility Room:

Bedroom 3:
10'6" x 9'6" (3.22m x 2.91m)

Office/Bedroom:
9'0" x 6'6" (2.76m x 2.00m)

Shower Room:

First Floor & Landing:

Bedroom 1:
9'6" x 10'2" max (2.92m x 3.12m max)

En-suite:
6'0" x 11'8" (1.83m x 3.56m)

Bedroom 2:
9'7" x 10'2" max (2.94m x 3.12m max)

En-suite:
5'7" x 8'8" (1.71m x 2.65m)

Bedroom/Study:
6'5" x 5'2" plus wardrobe (1.97m x 1.58m plus wardrobe)



Floor Plan



Viewing

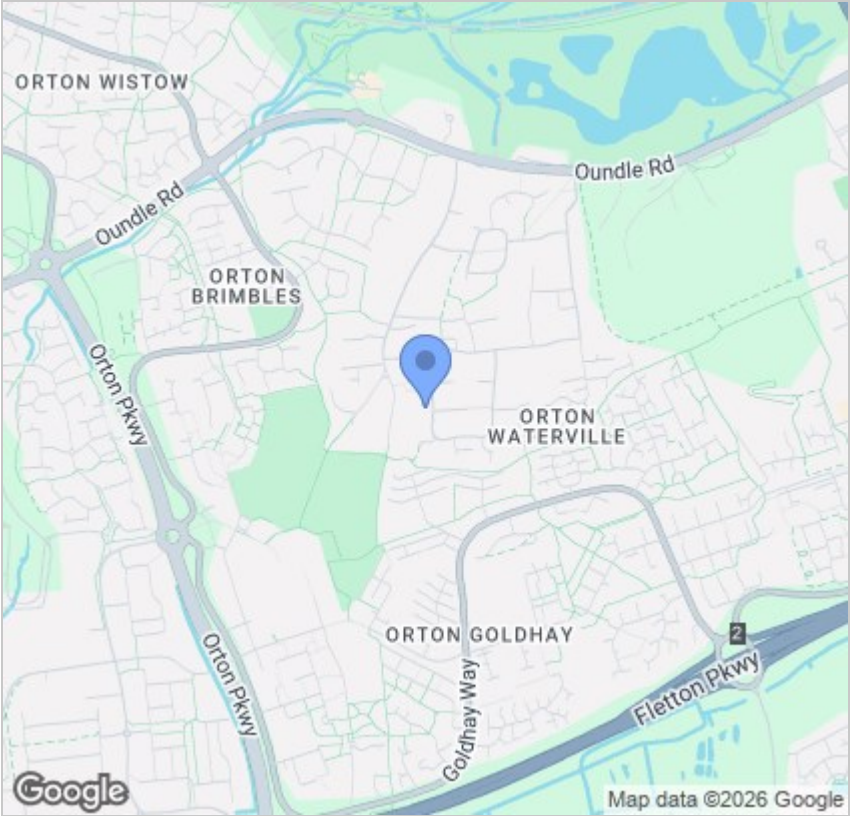
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

