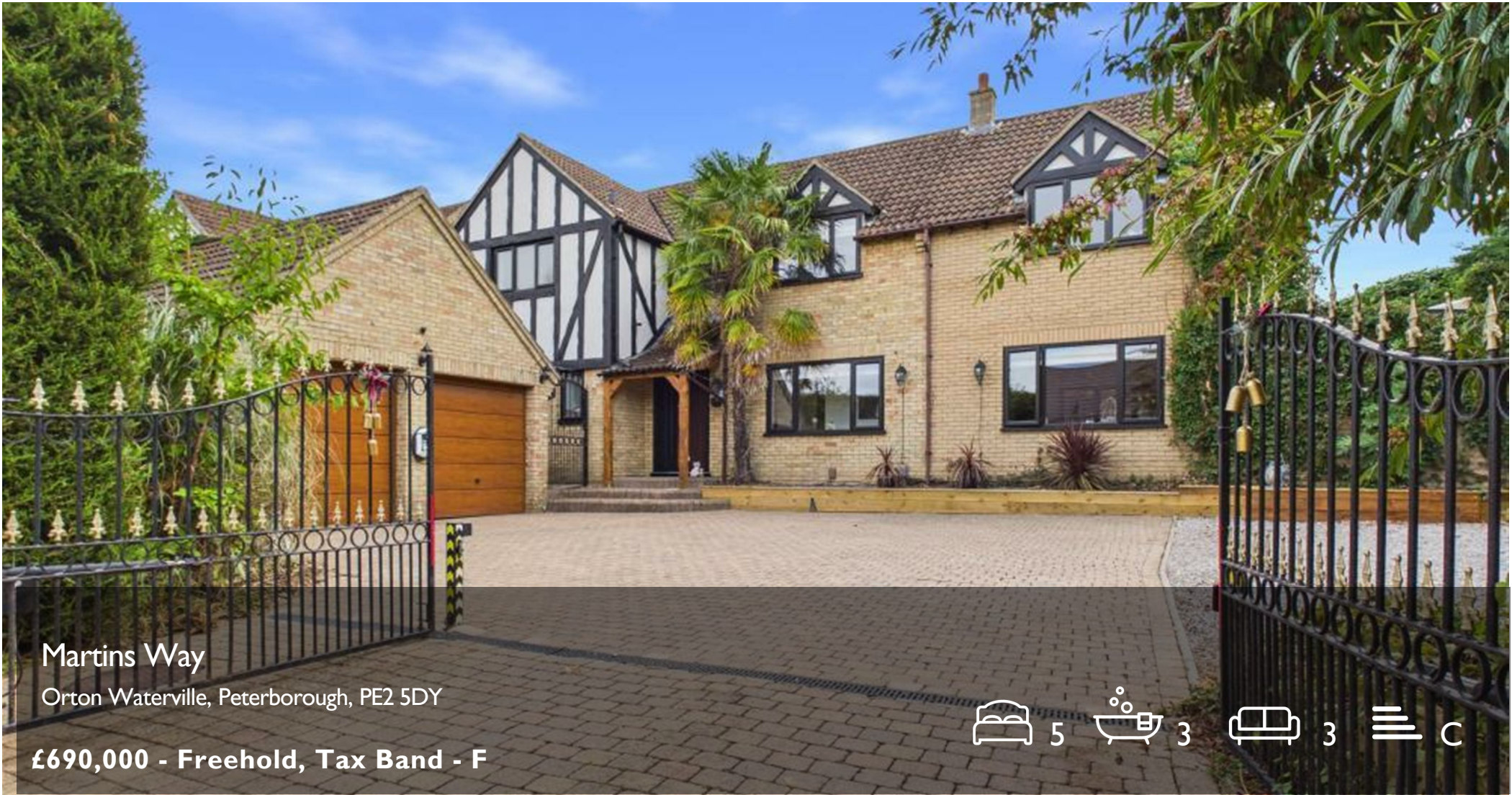




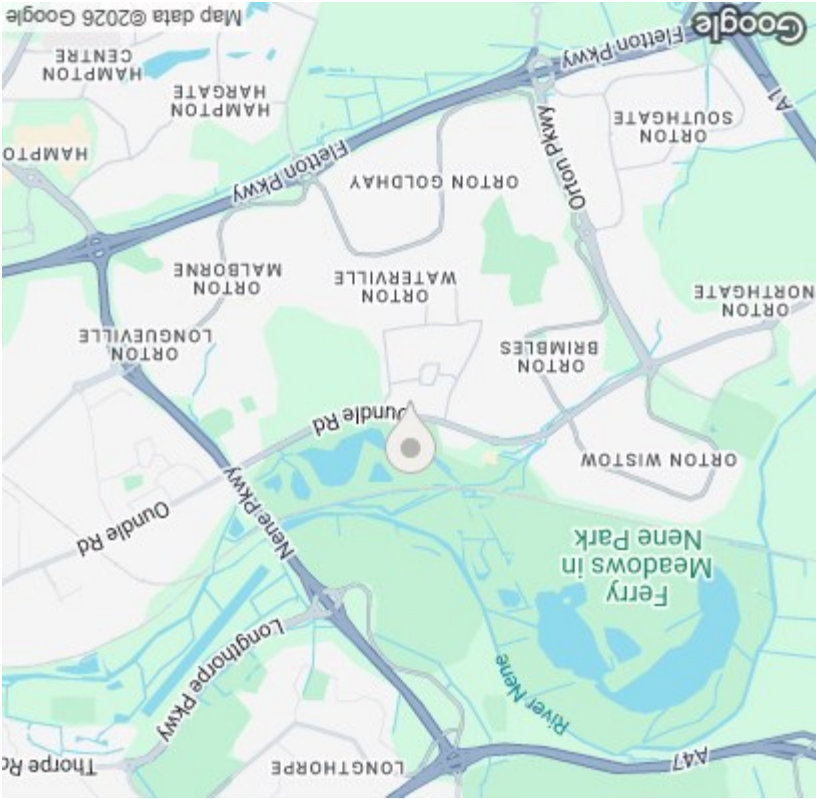
Martins Way
Orton Waterville, Peterborough, PE2 5DY
£690,000 - Freehold, Tax Band - F

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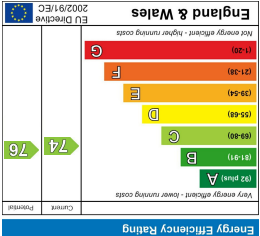
Floor Plan



Area Map



Energy Efficiency Graph



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 specific fittings have not been tested. Neither has the Agent checked 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.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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

Martins Way

Orton Waterville, Peterborough, PE2 5DY

Occupying a generous plot in the highly sought-after Martins Way, Orton Waterville, this beautifully presented executive detached home combines impressive space with modern comforts. Set behind electric gates, the mature garden, garden office building and driveway parking for eight or more vehicles make the setting as impressive as the interiors, while inside, five bedrooms, versatile reception space, a stunning kitchen diner with quartz worktops, and stylish new bi-fold doors opening onto a newly laid patio create the perfect backdrop for family living and entertaining. Further highlights include air conditioning to the living room and master bedroom, a steam room to the en-suite, and owned solar panels with battery storage, making this an exceptional home in one of Peterborough's most desirable locations.

Set within the highly sought-after Martins Way in Orton Waterville, this beautifully presented executive detached home is approached through electric gates onto a generous plot, where the driveway provides ample off-road parking for eight or more vehicles. Inside, a welcoming entrance hall sets the tone, with a staircase rising to the first floor and doors leading to the principal ground floor accommodation, including a convenient WVC and a versatile home office, ideal for those working from home. To the rear, the impressive kitchen diner is the heart of the home, with stylish quartz worktops, space for informal dining and French doors opening onto the garden, while a separate utility room keeps the everyday practicalities out of sight. A formal dining room offers a lovely setting for entertaining, and a further hallway leads through to the superb living room, a bright and spacious reception room that enjoys air conditioning for year-round comfort and stylish new bi-fold doors that open onto the newly laid patio, creating a seamless flow between indoor and outdoor living. Upstairs, the landing gives access to five well-proportioned bedrooms, several with useful built-in storage. The luxurious master bedroom benefits from air conditioning and a private en-suite shower room, which is complemented by a steam room for a true spa-like retreat, while a well-appointed family bathroom serves the remaining bedrooms. Outside, the generous plot is a real highlight, featuring a mature garden that offers plenty of space for family life and entertaining, along with a large garage, a superb garden office building that is perfect for remote working or hobbies, and a practical storage shed. Adding to the appeal are solar panels, owned outright and paired with battery storage, providing excellent energy efficiency and reduced running costs. Combining space, style and modern comforts in a prime Orton Waterville location, this exceptional home is best appreciated on internal inspection.

- Entrance Hall**
4.32 x 2.64 (14'2" x 8'7")
- Hallway**
3.54 x 1.57 (11'7" x 5'1")
- Living Room**
4.63 x 5.62 (15'2" x 18'5")
- Dining Room**
3.56 x 3.99 (11'8" x 13'1")
- Kitchen Diner**
6.22 x 2.93 (20'4" x 9'7")
- Utility Room**
1.77 x 1.78 (5'9" x 5'10")
- Office**
2.88 x 1.88 (9'5" x 6'2")
- WC**
0.98 x 1.61 (3'2" x 5'3")
- Landing**
4.61 x 1.74 (15'1" x 5'8")
- Hallway**
3.58 x 0.94 (11'8" x 3'1")



- Master Bedroom**
4.61 x 3.57 (15'1" x 11'8")
- En-Suite To Master Bedroom**
1.76 x 1.97 (5'9" x 6'5")
- Bedroom Two**
3.97 x 2.94 (13'0" x 9'7")
- Bathroom**
4.05 x 1.94 (13'3" x 6'4")
- Bedroom Three**
2.92 x 2.21 (9'6" x 7'3")
- Bedroom Four**
2.88 x 2.32 (9'5" x 7'7")
- Bedroom Five**
2.21 x 2.94 (7'3" x 9'7")
- Garage**
5.10 x 5.35 (16'8" x 17'6")
- Garden Office**
4.51 x 1.81 (14'9" x 5'11")
- Storage Shed**
2.18 x 3.95 (7'1" x 12'11")
- EPC - C**
74/76
- Tenure - Freehold**

