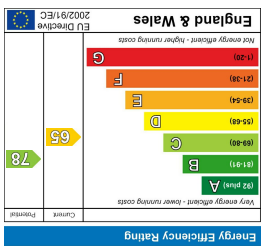
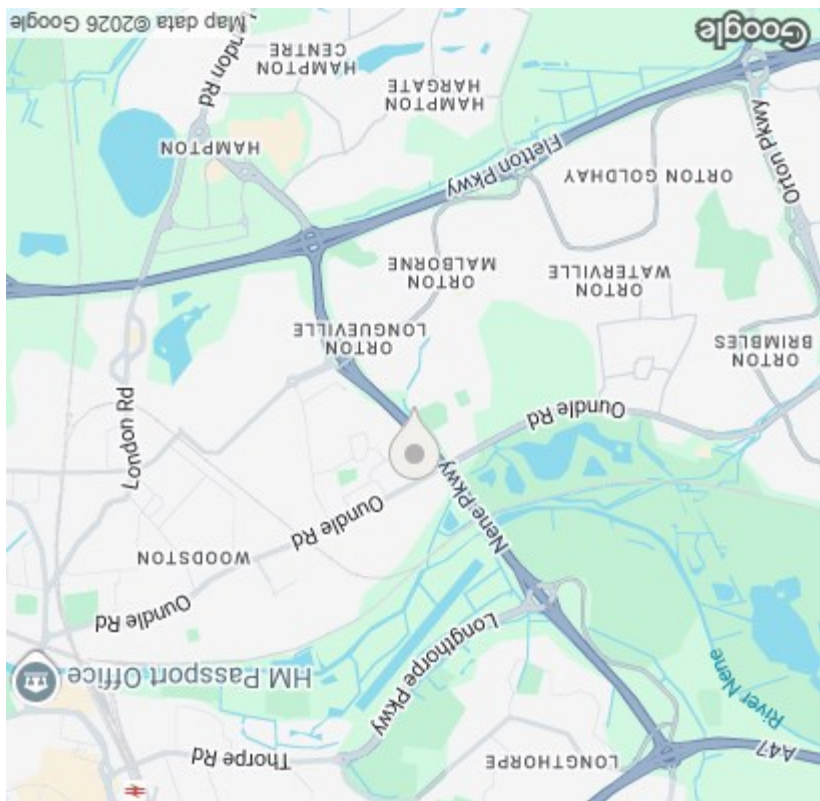


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



Energy Efficiency Graph



Area Map



Floor Plan

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



Trienna

Orton Longueville, Peterborough, PE2 7ZW

Offers In Excess Of £600,000 - Freehold , Tax Band - G



Trienna

Orton Longueville, Peterborough, PE2 7ZW

Trienna, Longueville Village – A Rare Opportunity to own a STUNNING Family Home

Seize this fantastic opportunity to acquire a five-bedroom detached home in the highly sought-after Longueville Village, nestled in a peaceful cul-de-sac. Properties like Trienna rarely become available, making this a unique chance to secure a spacious and beautifully appointed home.

With five generously sized bedrooms, a double garage, and a thoughtfully re-fitted kitchen/dining room, Trienna is perfect for a growing family, a couple upsizing locally, or those relocating from London who seek a quieter lifestyle within easy commuting distance of the city. The modern bathrooms add to the property's appeal, providing comfort and convenience for daily living. Trienna's location offers the best of both worlds—peaceful village living and proximity to essential amenities. The home is within walking distance of the picturesque Ferry Meadows country park, local shops, churches, and highly desirable schools. Don't miss out on this rare opportunity to make Trienna your new home—schedule a viewing today!

Upon entering, you're greeted by a large entrance hall featuring a staircase, a two-piece cloakroom, and an under-stairs storage cupboard. The hallway flows seamlessly into the dual-aspect living room, which boasts a charming fireplace and sliding doors opening to the garden. Both the living room and entrance hall provide access to the dining room, a delightful space for entertaining with a large bay window that overlooks the garden.

The heart of the home is the re-fitted kitchen/dining room, designed to impress with a central island, base and eye-level units, spacious worktops, and an array of modern appliances including built-in eye-level ovens, an electric hob with an induction hood, and an integrated dishwasher. There's ample space for an American-style fridge freezer, and French doors open to the garden, creating a seamless indoor-outdoor flow. A door from the kitchen leads into the integral double garage, which doubles as a utility area, offering space for a washing machine, tumble dryer, and an additional freezer. Upstairs, you will find five separate bedrooms, including three doubles and two generous singles. The master bedroom boasts fitted wardrobes and a modern three-piece en suite with a w/c, wash hand basin, and shower cubicle. Bedroom two also features fitted wardrobes, while the modern three-piece family bathroom includes a bath with shower over, a sink, and a w/c. Step outside to discover a private and enclosed rear garden, perfect for family gatherings and al fresco dining. The garden features two patio seating areas, with a charming grape canopy in season, a well-maintained lawn, various plants and shrubs, storage space to the side, and gated access to the front. The front of the property provides off-road parking for three vehicles, with the option to convert the front garden into additional parking if desired.

Don't miss the chance to view this exceptional home. Call our office today to arrange a viewing and explore the virtual tour.

Entrance Hall
2.65 x 4.13 (8'8" x 13'6")

Living Room
3.54 x 7.77 (11'7" x 25'5")

Dining Room
2.78 x 4.59 (9'1" x 15'0")

Kitchen/Diner
5.14 x 4.35 (16'10" x 14'3")

WC
0.89 x 2.50 (2'11" x 8'2")

Landing
3.90 x 1.28 (12'9" x 4'2")



Master Bedroom
3.61 x 4.45 (11'10" x 14'7")

En-Suite To Master Bedroom
2.33 x 1.25 (7'7" x 4'1")

Bedroom Two
3.59 x 4.68 (11'9" x 15'4")

Bedroom Three
2.50 x 3.27 (8'2" x 10'8")

Bathroom
2.07 x 2.19 (6'9" x 7'2")

Bedroom Four
2.14 x 3.19 (7'0" x 10'5")

Bedroom Five
2.14 x 2.21 (7'0" x 7'3")

Garage
2.40 x 5.22 (7'10" x 17'1")

Garage
2.47 x 5.26 (8'1" x 17'3")

EPC - D
65/78

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
 Accessibility / Adaptations: None
 Building safety: No
 Known planning considerations: No
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: No
 Coastal erosion: No
 On a coalfield: No
 Impacted by the effect of other mining activity: No
 Conservation area: No
 Lease restrictions: No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property: No
 Property subletting: No
 Tree preservation order: No
 Other: No
 Right of way public: No
 Right of way private: No
 Registered easements HMLR: No
 Shared driveway: Yes
 Loft access: No
 Drain access: No
 Other: No
 Parking: Double Garage, Garage, Driveway Shared, Garage Integral
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Main
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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

