



Hurfords

Cherryfields, Orton Waterville, Peterborough Freehold Price £550,000

# Key Features



- **Prime Location:** Set in the desirable Ham Lane area of Orton Waterville, Peterborough, with easy access to Ferry Meadows Country Park for outdoor activities.
- **Generous Corner Plot:** Beautifully private, corner plot with a large, well-maintained front garden and block-paved driveway leading to a double garage.
- **Spacious Living Areas:** A large living room with a log burner, separate dining room with patio doors opening to the rear garden, and a study perfect for working from home.
- **Functional Kitchen:** A well-equipped kitchen with a breakfast area and a separate utility room, complete with a side door to the garden.
- **Master Bedroom with En-Suite:** The master bedroom offers a private en-suite shower room for added convenience.



Set on a generous corner plot, the property benefits from a private position with beautiful, landscaped gardens that create a welcoming atmosphere. The impressive front garden features manicured bushes and a lush lawn, complemented by a block-paved driveway leading up to a spacious double garage.

On entry, you're greeted by an open hallway with stylish tiled flooring and stairs leading to the upper floor. The heart of the home is the kitchen and breakfast room, which flows seamlessly into a separate utility room, complete with a side door leading to the garden. The spacious dining room, with patio doors opening onto the rear garden. The large living room features a cozy log burner, perfect for winter nights.

Downstairs also benefits from a versatile study, ideal for working from home, as well as a convenient downstairs WC. Upstairs, the master bedroom boasts an en-suite shower room, while two of the other bedrooms feature built-in wardrobes. The family bathroom is well-appointed with both a bath and shower, serving the remaining three bedrooms. Outside, the rear garden offers a private oasis with paved areas for dining and relaxing, along with established plants and trees, creating a tranquil outdoor retreat. With easy access to Ferry Meadows Country Park, perfect for cycling, walking, and outdoor activities, and just a short drive to the city centre and train station, this home is ideally positioned for both peace and convenience.



Cherryfields, Ham Lane, Orton Waterville, Peterborough  
Approximate Gross Internal Area  
184 Sq M/1980 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.

# Selling your property?

Contact us to arrange a FREE home valuation.

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