



32 Cherry Orton Road, Peterborough – PE2 5EQ

Peterborough

Offers Over £575,000



32 Cherry Orton Road

Peterborough, Peterborough

Guide Price (£575,000 – £610,000) Set on an enviably large plot in one of Peterborough's most desirable villages, this three-bedroom detached home on Cherry Orton Road has genuine scope for future growth.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Spacious three-bed detached home in excellent condition
- Three good-sized bedrooms plus a flexible fourth room (office/walk-in wardrobe)
- Generous plot with a large, mature back garden and patio area
- Ample driveway parking and an attached garage
- Sought-after Orton Waterville location close to Ferry Meadows, schools and city links
- Huge lounge/diner with bay window, French doors and plenty of natural light



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Set on an envitably large plot in one of Peterborough's most desirable villages, this three-bedroom detached home on Cherry Orton Road combines a move-in ready interior with genuine scope for future growth.

The approach immediately sets the tone: a wide frontage with gravelled drive, established trees, and access to the attached garage. Step inside and you're greeted by a bright hallway with parquet flooring, giving access to the main living spaces.

The lounge/diner is a real highlight – a huge, light-filled space with dual aspect windows, bay to the front, French doors to the garden, and plenty of room to zone the space for relaxing, entertaining, or dining. A separate dining area flows naturally from here, overlooking the garden. The kitchen sits at the back of the home and is presented in a classic style, with wood-block worktops, farmhouse sink, and direct access to outside.





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Upstairs, there are three well-proportioned bedrooms, each finished in a fresh, neutral style with exposed wooden floors adding warmth and character. The family bathroom is modern and neatly fitted. A fourth smaller room offers flexibility – perfect as a walk-in wardrobe, nursery, or compact home office.



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The rear garden is where this home truly stands out. Extending far beyond the house itself, it offers a large lawn framed by mature trees, planting, and privacy, with a generous patio and seating area for summer dining. It's a garden that invites you to enjoy it as it is, while also holding potential for landscaping or extending the property (subject to planning).

This is a home that balances comfort now with clear opportunity for the future – in excellent condition throughout, with the kind of plot and setting that's increasingly hard to find.

Orton Waterville is one of Peterborough's most sought-after villages, known for its mix of period charm, community feel, and excellent access to both countryside and city. Cherry Orton Road is particularly well regarded, with a leafy setting just a short walk from local pubs, shops, and amenities. Families are well served by nearby schools, while Ferry Meadows and the wider Nene Park are on the doorstep, offering miles of walking and cycling routes, sailing, and open green spaces. Despite its village feel, the location is also practical – Peterborough city centre and mainline station (with fast trains to London) are only a short drive away, as is the A1 for easy road links north and south.





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Measurements -

Lounge - 6.32m x 4.80m (20'9" x 15'9")

Dining Area - 2.29m x 2.64m (7'6" x 8'8")

Kitchen - 3.58m x 2.97m (11'9" x 9'9")

Bedroom One - 4.37m x 3.53m (14'4" x 11'7")

Bedroom Two - 4.80m max x 2.64m (15'9" x 8'8")

Bedroom Three - 2.18m x 2.06m (7'2" x 6'9")

Specifications -

EPC Rating - E

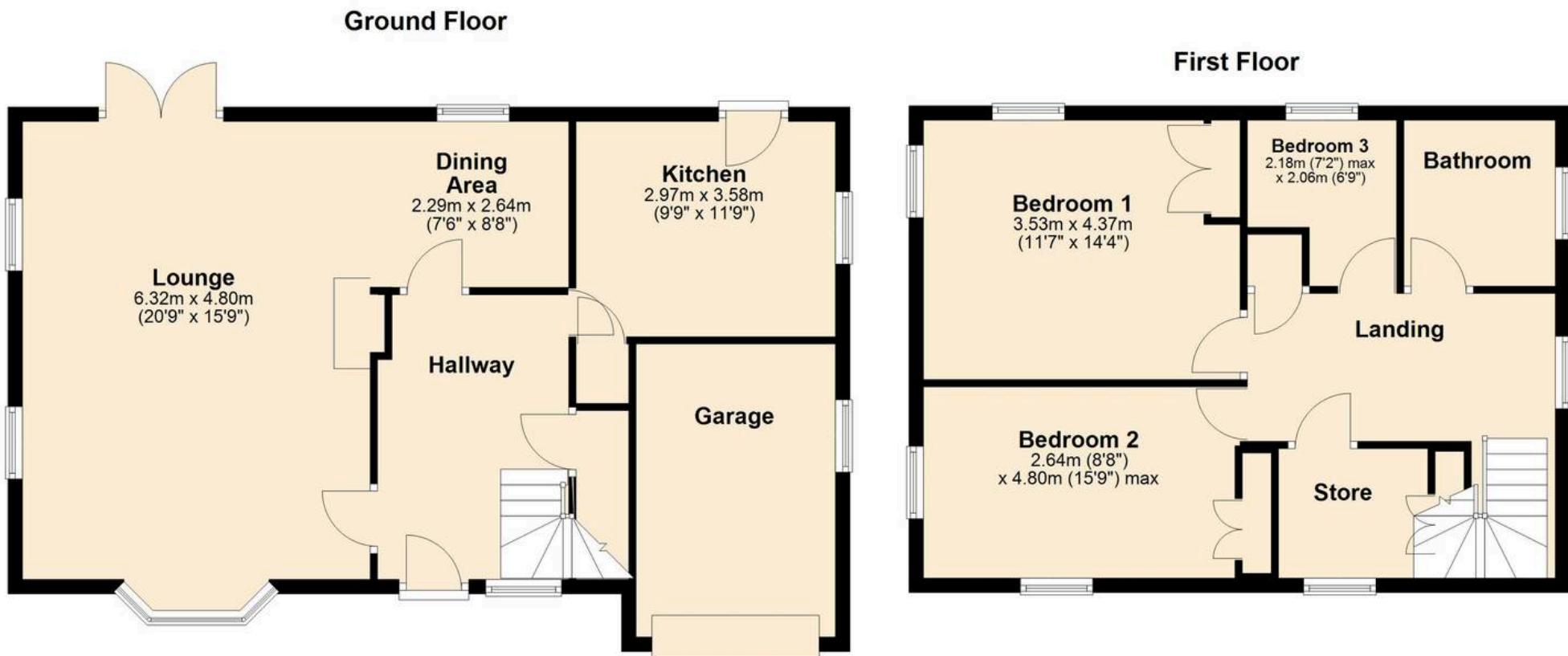
Council Tax Band - E

Size - 1539sqft

Vendors Position - No Onward Chain

Broadband - FTTP (Fibre to the premises)







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