



Cherry Orton Road, Peterborough Freehold Guide Price- £575,000



# Key Features



- Sought-after Orton Waterville location
- Significant potential to extend (STPP) and reconfigure internally
- Ample driveway parking and attached garage
- Generous plot with a large, mature rear garden and patio area
- Spacious three-bedroom detached home, presented in excellent condition

## Property

The property is approached via a wide frontage, featuring a gravelled driveway, established trees, and access to the attached garage, creating an attractive and welcoming first impression.

Inside, a bright entrance hallway with parquet flooring leads through to the main living areas. The principal living space is a standout feature of the home. The expansive lounge/diner is filled with natural light, benefitting from a bay window to the front, dual aspect outlook, and French doors opening onto the rear garden. The generous proportions allow for flexible use, with ample space



for both relaxing and entertaining, while a dedicated dining area provides a pleasant outlook over the garden.

The kitchen is positioned at the rear of the property and is presented in a timeless, classic style, complete with wood-block worktops, a farmhouse sink, and direct access to the outside. For those looking to modernise or reconfigure, there is clear potential to open the kitchen into the dining area, creating a contemporary open-plan living space to suit modern family life.

To the first floor, there are three well-proportioned bedrooms, all finished in a neutral style and enhanced by exposed wooden flooring, adding warmth and character.

The family bathroom is modern and well-appointed. In addition, a fourth room currently used for storage offers further versatility, with potential to be adapted into a fourth bedroom, home office, or dressing room, subject to requirements.

Externally, the rear garden is a key highlight. Extending well beyond the footprint of the house, it features a generous lawn bordered by mature trees and established planting, creating a private and tranquil setting. A patio seating area provides the perfect space for outdoor dining and entertaining. The size of the plot offers excellent scope for extension (subject to planning permission), making this an ideal home for those looking to future-proof their space.



This is a property that combines immediate comfort with exciting long-term potential. It is beautifully light, bright, and inviting as it stands, yet equally presents an outstanding opportunity for buyers seeking to enhance and grow into a home over time.

Viewing is highly recommended to fully appreciate both the current accommodation and the possibilities on offer.

#### Location

Orton Waterville remains one of Peterborough's most sought-after villages, offering a strong sense of community alongside excellent access to both countryside and city amenities. Cherry Orton Road is particularly well regarded for its prime location offering both convenience and tranquility.

Ferry Meadows and the wider Nene Park are just a short walk away, providing miles of scenic walking and cycling routes, open green spaces, and leisure facilities. A well-regarded local pub and restaurant, known for its excellent reviews, is also within walking distance, along with a range of additional amenities within Orton.

The location is equally practical for commuters, with Peterborough city centre and mainline train station within easy reach, offering fast connections to London, as well as convenient access to the A1.

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