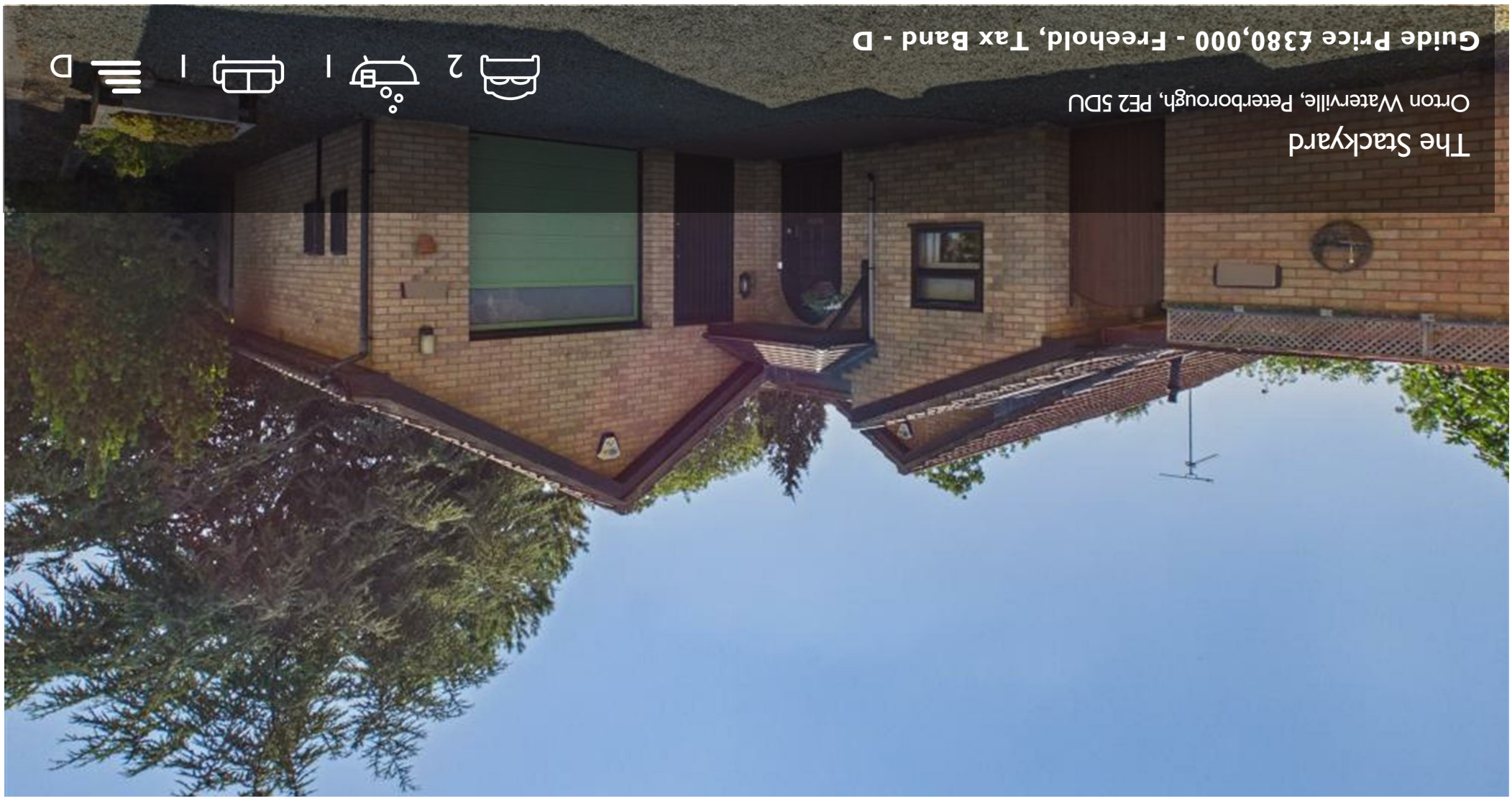


The Stackyard

Orton Waterville, Peterborough, PE2 5DU

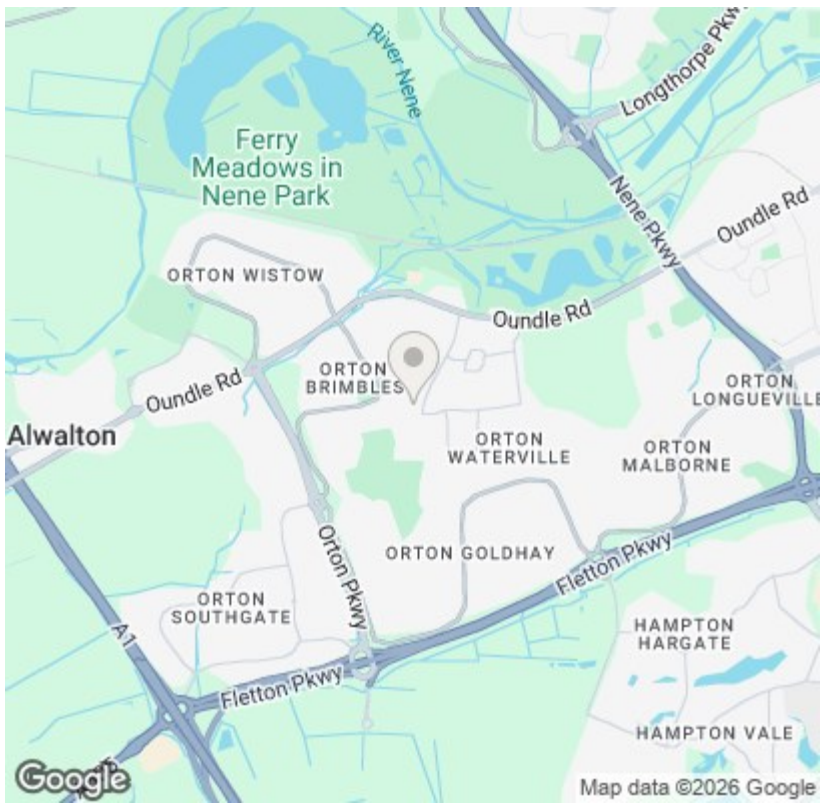
Guide Price £380,000 - Freehold, Tax Band - D

2 | | D

Floor Plan



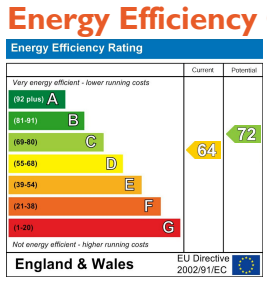
Area Map



Viewing

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.

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 legal documentation to verify the legal status of the property or the validity of any guarantee. 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 licencing 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.

The Stackyard

Orton Waterville, Peterborough, PE2 5DU

** Guide Price £380,000 - £400,000 **

A unique detached bungalow, deceptively spacious and beautifully presented throughout, situated within The Stackyard, an exclusive cul-de-sac off Cherry Orton Road in the highly sought-after village of Orton Waterville. Offering well proportioned accommodation, a modern kitchen and bathroom, an integral oversized garage, and low maintenance private gardens, this individual home is offered for sale with no forward chain and represents a rare opportunity in one of Peterborough's premier locations.

Nestled within the exclusive setting of The Stackyard, just off Cherry Orton Road in the highly sought-after village of Orton Waterville, this unique detached bungalow offers a rare opportunity to acquire a deceptively spacious home in one of Peterborough's most desirable addresses. Approached via ample off road parking to the front, the property welcomes you through an inviting entrance porch, setting the tone for the well presented accommodation that lies beyond. From here, the entrance hall provides access to a convenient WC and leads seamlessly into the impressive lounge diner, a wonderfully well proportioned reception room that forms the heart of the home and enjoys a natural flow through to a delightful conservatory, perfect for relaxing or entertaining whilst overlooking the gardens. The modern, stylish kitchen offers excellent workspace and storage, complemented further by a separate utility room that adds valuable practicality to day to day living. A further inner hallway connects to a beautifully appointed modern bathroom and two generously sized bedrooms, both rooms offering excellent proportions and abundant natural light. Throughout the property, the current owners have maintained a consistently high standard of presentation, with the mains gas central heating system having been updated in recent years, offering peace of mind to any prospective buyer. Externally, the bungalow continues to impress with an integral, oversized garage featuring an electric sectional up and over door, providing secure and spacious parking or storage, whilst the low maintenance, private gardens wrap around the property and benefit from gated access to both sides, ensuring both security and ease of upkeep. This exceptional home is offered for sale with no forward chain, and early viewing is highly recommended to appreciate all that this individual bungalow has to offer in such a prestigious and rarely available location.

Entrance Porch
3.63 x 1.57 (11'10" x 5'1")

Entrance Hall
1.33 x 3.13 (4'4" x 10'3")

WC
2.09 x 1.37 (6'10" x 4'5")

Lounge Diner
4.16 x 7.38 (13'7" x 24'2")

Conservatory
2.46 x 4.36 (8'0" x 14'3")

Kitchen
3.11 x 4.27 (10'2" x 14'0")

Utility Room
2.02 x 3.26 (6'7" x 10'8")

Hallway
1.38 x 2.71 (4'6" x 8'10")

Master Bedroom
3.43 x 4.39 (11'3" x 14'4")

Bathroom
2.38 x 2.95 (7'9" x 9'8")

Bedroom Two
3.04 x 4.45 (9'11" x 14'7")

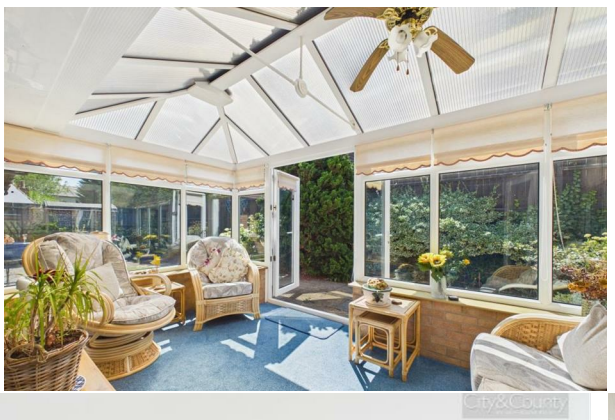


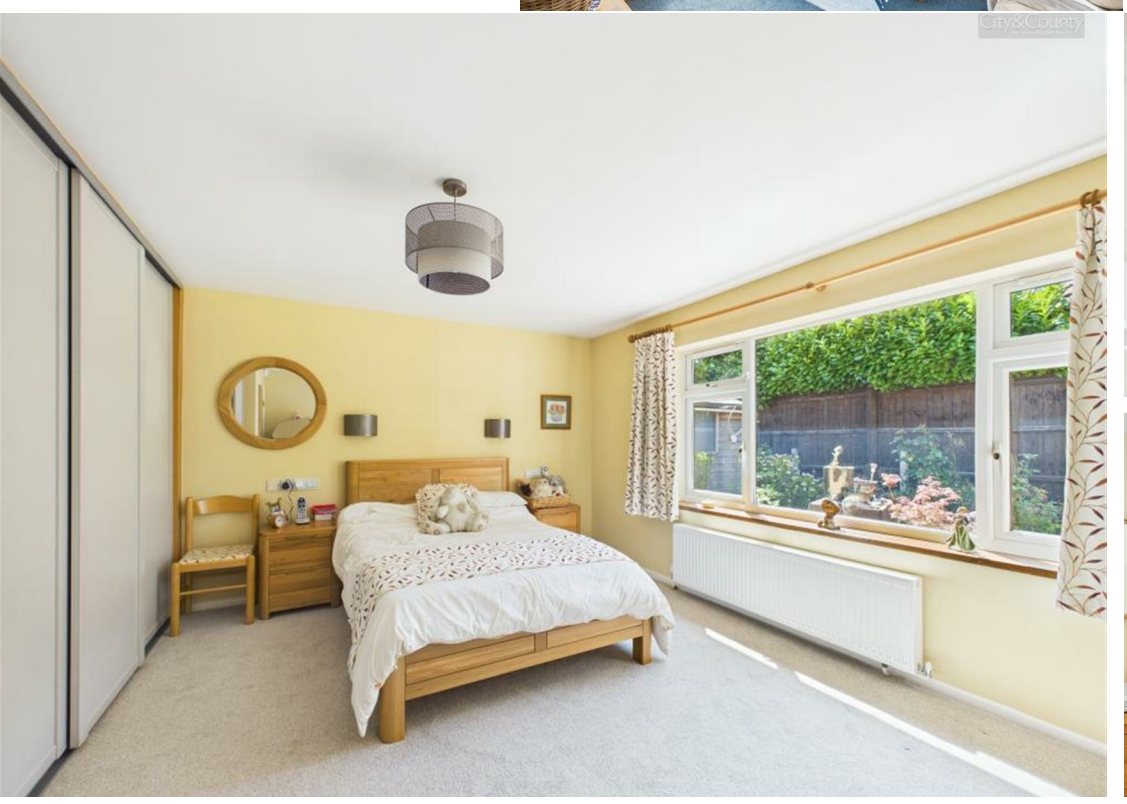


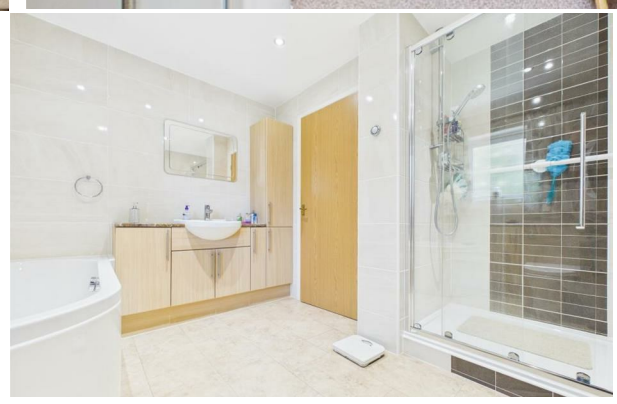




















Garage
6.55 x 4.84 (21'5" x 15'10")

EPC - D
64/72

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
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: Yes
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: Not Known
Parking: Garage Integral, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl, Fttc
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, 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 any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.