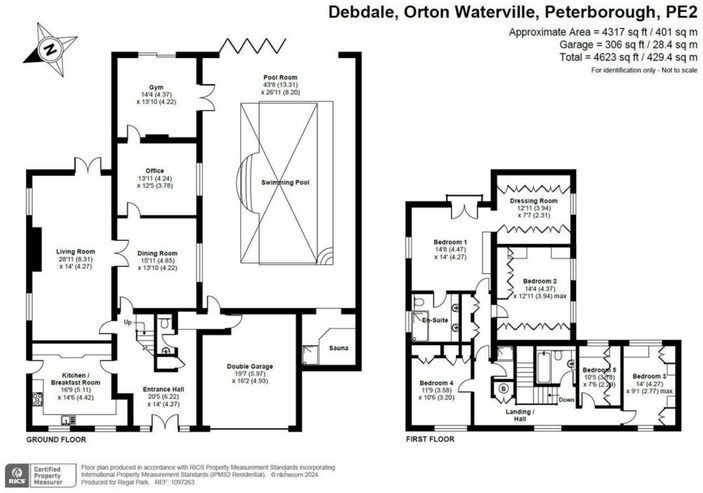


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Regal Park. REF: 1097263

Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

Debdale, Orton Waterville Village, Peterborough, PE2 5HS

EXECUTIVE DETACHED FAMILY HOME *4623 sq ft* *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1* *INDOOR SWIMMING POOL AND SAUNA* *HOME OFFICE* *GYM* *GARDEN OFFICE* *ELECTRIC GATED DRIVEWAY & DOUBLE GARAGE* *NO CHAIN*

Regal Park are pleased to offer this rare opportunity to purchase this 5 Bedroom Executive Detached Family Home in the popular location of Orton Waterville Village. The property is situated close to local amenities and is within easy access to A1 and comprises; Reception Hall, Cloakroom, Kitchen/Breakfast Room, Living Room, Dining Room, Office, Gym, Indoor Swimming Pool and Sauna.

The first floor has the Master Bedroom with Dressing Area and En-Suite, 4 further Bedrooms and a Bathroom.

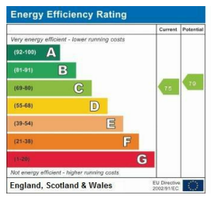
The front has electric gated access providing ample parking, leading to an Integral Double Garage with electric roller doors.

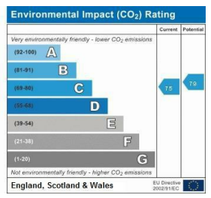
The rear garden has a Garden Office, Patio BBQ area, Hot Tub space and is beautifully enclosed by a range of trees.

Viewings are Highly Recommended to appreciate this property.

The property benefits from being NO CHAIN.

EPC Rating: C





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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.

Price £1,100,000
Freehold

APPROVED CODE TRADINGSTANDARDS.GOV.UK

The Property Ombudsman

Reception Hall
14'0" x 20'5" max (4.27m x 6.22m max)

Cloakroom

Kitchen/Breakfast Room
14'6" x 16'9" max (4.42m x 5.11m max)

Living Room
14'0" x 28'11" (4.27m x 8.81m)

Dining Room
13'10" x 15'11" (4.22m x 4.85m)

Office
13'11" x 12'5" (4.24m x 3.78m)

Gym
14'4" x 13'10" (4.37m x 4.22m)

Swimming Pool
26'11" x 43'8" (8.20m x 13.31m)

Sauna

First Floor and Landing

Bedroom 1
14'0" x 14'8" (4.27m x 4.47m)

Dressing Room
12'11 x 7'7" (3.94m x 2.31m)

En-Suite

Bedroom 2
14'4" x 12'11" max (4.37m x 3.94m max)

Bedroom 3
9'1" x 14'0" (2.77m x 4.27m)

Bedroom 4
11'9" x 10'6" (3.58m x 3.20m)

Bedroom 5
10'5" x 7'6" (3.18m x 2.29m)

Bathroom

Double Garage
19'7" x 16'2" (5.97m x 4.93m)

Garden

Garden Office

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.