



38 Overton Way

Orton Waterville PE2 5HF

Offers in the region of £425,000



## 38 Overton Way

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Impressively sized detached house on Overton Way, a private and popular part of Orton Waterville.

This property comprises of;

Ground Floor- entrance hall, shower room, lounge leading through to the family room, kitchen leading through to the dining room with patio doors to the garden, utility room with door to the front. Double garage with electric roller shutter door.

First Floor- landing, four bedrooms, bedroom two benefitting from built in wardrobes, family bathroom with airing cupboard.

Outside- great sized open frontage laid to lawn, extending the foot path with established trees and shrubs, block paved drive leading to the double garage, side access. To the rear, an enclosed garden mainly laid to lawn with stocked borders.

This property is within walking distance to the local amenities, local schools, primary and secondary, very close to Ferry Meadows Country Park and major transport links.

This property has to be viewed to be appreciated.

Tenure: Freehold  
Council Tax Band: E







## Ground Floor

Entrance Hall

Shower Room

Lounge

15'7" x 11'11" (4.76m x 3.64m)

Family Room

18'2" x 8'5" (5.56m x 2.58m)

Dining Room

17'10" x 8'3" (5.46m x 2.53m)

Kitchen

10'5" x 8'11" (3.18m x 2.72m)

Utility Room

10'5" max x 7'6" max (3.20m max x 2.31m max)

Double Garage

19'3" x 16'5" (5.88m x 5.02m)



## First Floor

Landing

Bedroom One

13'2" x 9'10" (4.02m x 3.01m)

Bedroom Two

9'11" x 9'9" (3.03m x 2.99m)

Excluding the Built-In Wardrobe

Bedroom Three

16'9" max x 8'8" max (5.13m max x 2.65m max)

Bedroom Four

9'0" x 8'11" (2.75m x 2.74m)

Family Bathroom



Floor Plan



Viewing

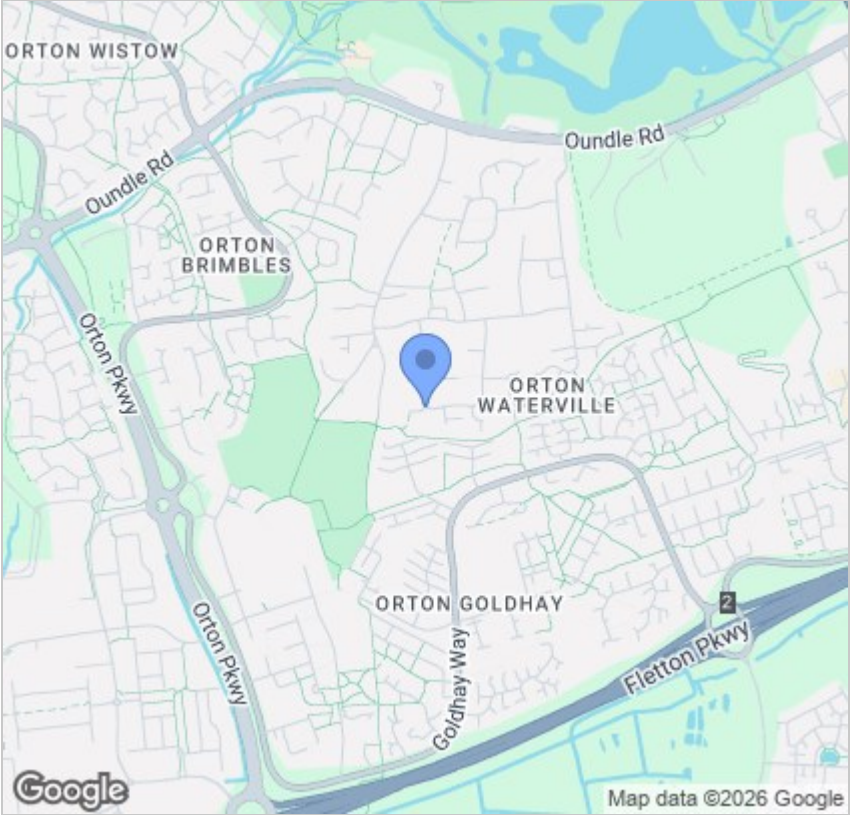
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

