



Hurfords

Martins Way, Orton Waterville Peterborough Freehold: £390,000

Key Features



- Four well sized bedrooms, with fitted wardrobes to two
- Generous open plan living room with adjoining office/playroom and garden access
- Stylish modern kitchen with integrated appliances and dining area
- Patio doors from both the kitchen and office leading directly to the rear garden
- Downstairs WC and modern family bathroom

Step inside to a welcoming entrance hallway that flows into a spacious open plan living room-an ideal setting for both relaxing and entertaining. Adjoining this space is a versatile office/playroom with direct access to the rear garden, making it perfect for remote working or family needs.

At the heart of the home sits the stylish, modern kitchen/dining room, complete with integrated appliances, sleek fitted units, and patio doors opening onto the garden, creating a bright and sociable everyday hub. The ground floor further benefits from a convenient WC.

Upstairs, a light and airy landing is elevated by a beautiful arched feature window, allowing natural light to flood the space. There are four well proportioned bedrooms, two of which include fitted



wardrobes, alongside a contemporary family bathroom.

The enclosed rear garden is a true highlight- featuring a mix of lawn and block paved patios ideal for children and entertaining. A charming wooden garden bar provides the perfect spot for summer gatherings, while private double gated access from the rear adds convenience and versatility.

With its spacious layout, modern finishes, and prime village location, this property offers an exceptional opportunity for families seeking comfort, style, and community living.

Early viewing is highly recommended.

About Orton Waterville

Orton Waterville is one of Peterborough's most charming and well regarded villages, known for its blend of rural tranquillity and excellent local amenities.

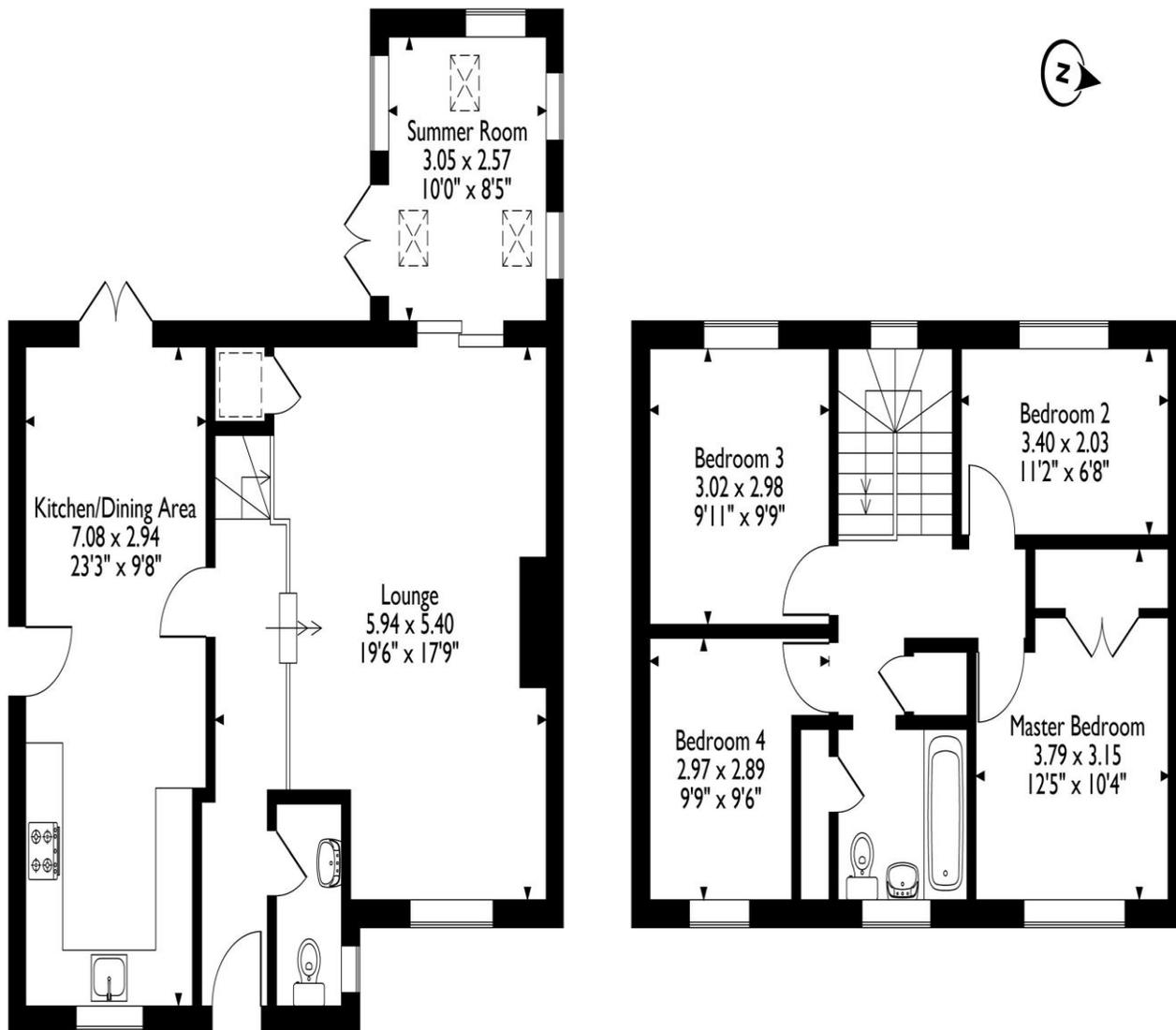
Local Amenities

Home to characterful pubs and eateries, including the renowned Cherry House Restaurant, set within a stunning 17th century thatched building.



Martins Way, Orton Waterville, Peterborough

Approximate Gross Internal Area 115 Sq M/1238 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Close to local shops, cafés, and essential services.

Nature & Leisure

Just moments from Ferry Meadows Country Park, one of the region's most beautiful outdoor destinations. Here you'll find scenic lakeside walks, cycle routes, water sports, picnic areas, and children's play spaces.

Easy access to Nene Park, offering extensive woodlands, nature trails, and family-friendly facilities.

Transport & Connectivity

Excellent transport links via the A1 and A605, ideal for commuters.

Peterborough's mainline station is within easy reach, offering direct train services to London in under an hour.

Schools & Community

Well regarded local primary and secondary schools make Orton Waterville a popular choice for families.

The village boasts a friendly, community focused atmosphere with regular events and plenty of green open spaces.

Orton Waterville perfectly balances village charm with modern convenience, making it a highly desirable place to call home.

Selling your property?

Contact us to arrange a FREE home valuation.

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