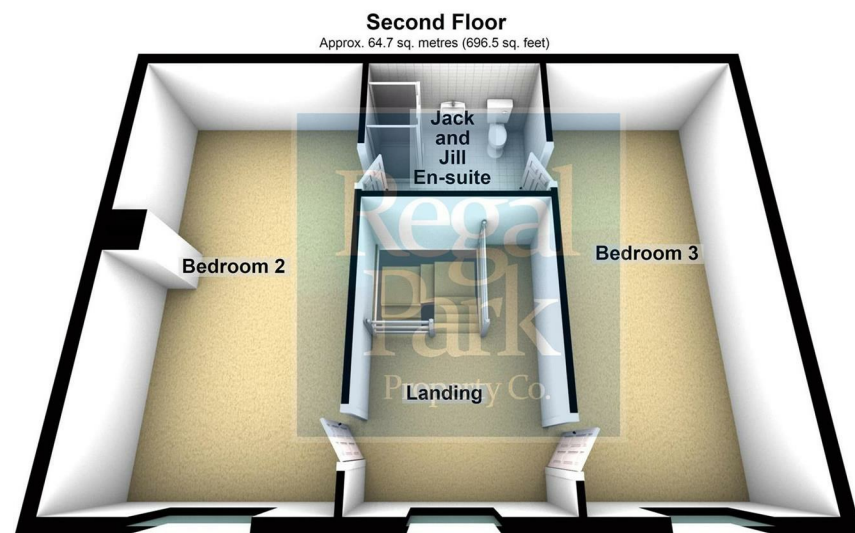
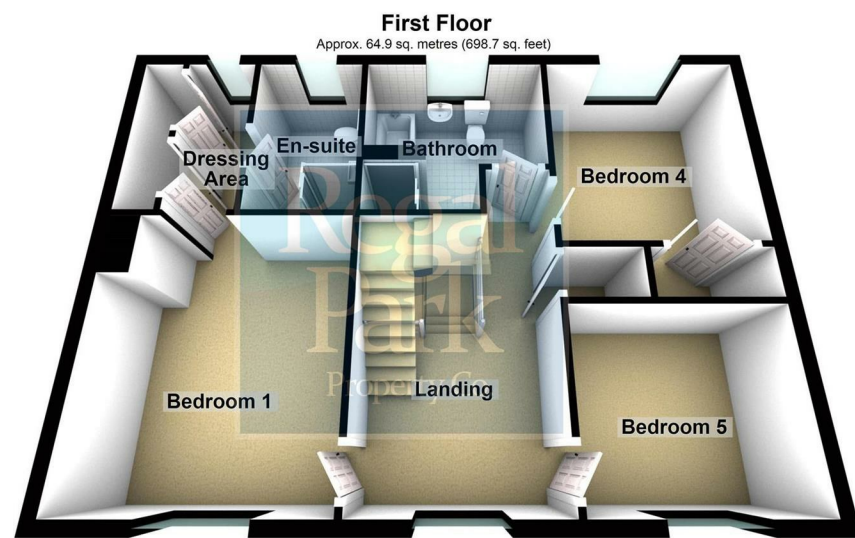


Total area: approx. 208.4 sq. metres (2243.0 sq. feet)



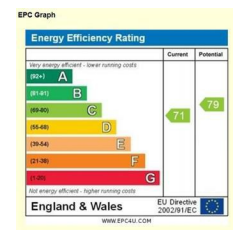
**Vokes Street, Sugar Way, Peterborough, PE2 9RP**

**\*CLOSE TO LOCAL AMENITIES\* \*WALKING DISTANCE TO CITY CENTRE & TRAIN STATION\* \*EASY ACCESS TO A1\* \*RE-FITTED KITCHEN\* \*RE-FITTED EN-SUITE\***

Regal Park are pleased to offer this well presented 5 Double Bedroom Detached Family Home in the popular location of Sugar Way. The property is situated close to local amenities, within walking distance to city centre, train station and is within easy access to A1. The property comprises; Entrance Hall, Lounge/Dining Room, Family Area, Re-Fitted Kitchen/Breakfast Room, Utility Room, Cloakroom. The first floor has the Master Bedroom, Dressing Area and Re-Fitted En-Suite, Bedrooms 4 & 5 and a Four Piece Bathroom. The top floor has Bedrooms 2 & 3 with a Jack 'N' Jill En-Suite.

There is a Double Driveway & Double Garage to the rear of the property and enclosed rear garden. Viewings Highly Recommended.

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 £500,000**  
**Freehold**



### Entrance Hall

Radiator, tiled flooring, under-stairs storage cupboard, telephone point, stairs, door to:

### Lounge/Dining Room

22'4" x 11'7" (6.81m x 3.53m)

UPVC double glazed window to front, two uPVC double glazed windows to rear, coal effect gas fire and chimney breast, double radiator, single radiator, laminate flooring, telephone point, TV point, uPVC double glazed french double doors to garden.

### Family Area

10'10" x 9'9" (3.30m x 2.97m)

UPVC double glazed window to front, radiator, tiled flooring, open to:

### Kitchen/Breakfast Room

10'11" x 13'2" (3.33m x 4.01m)

Re-Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated dishwasher and washing machine, fitted eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, under-stairs storage cupboard, door to:

### Utility

5'6" x 5'9" (1.68m x 1.75m)

Wall mounted boiler, space for Fridge/Freezer, tiled flooring, radiator, door to garden, door to:

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, radiator, tiled flooring.

### First Floor and Landing

UPVC double glazed window to front, radiator, carpet, stairs, storage cupboard, door to:

### Bedroom 1

13'3" x 11'7" (4.04m x 3.53m)

UPVC double glazed window to front, radiator, carpet, telephone point, open to:

### Dressing Area

9'2" x 3'6" (2.79m x 1.07m)

UPVC obscure double glazed window to rear, radiator, fitted carpet, built in wardrobes, door to:

### En-Suite

Re-Fitted with three piece suite comprising, with wash hand basin with drawers under, tiled shower with fitted shower over and glass screen and low-level WC, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring, tiled walls.

### Bedroom 4

10'9" x 9'9" (3.28m x 2.97m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in double wardrobe(s).

### Bedroom 5

8'10" x 9'9" (2.69m x 2.97m)

UPVC double glazed window to front, radiator, fitted carpet.

### Bathroom

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, recessed tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring, shaver point.

### Second Floor and Landing

UPVC double glazed window to front, fitted carpet, door to:

### Bedroom 2

22'4" x 11'7" (6.81m x 3.53m)

UPVC double glazed window to front, radiator, fitted carpet, door to:

### Jack and Jill En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted shower over and close coupled WC, tiled surround, radiator, vinyl flooring, shaver point, velux window to rear, door to Bedroom 3.

### Bedroom 3

22'4" x 9'11" (6.81m x 3.02m)

UPVC double glazed window to front, radiator, fitted carpet, door to Jack 'N' Jill En-Suite.

### Outside

There is a Double Driveway & Double Garage to the rear of the property, with power and light connected, side personnel door.

The rear garden has a patio area, lawn area, outside tap, outside lighting, outside power socket, gated side access.

### 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.

