

Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Bailey Way, Sugar Way, Peterborough, PE2 9SE
Price £375,000
Freehold

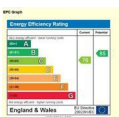
***CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE & TRAIN STATION* *4/5 BEDROOMS WITH DOWNSTAIRS EN-SUITE WET ROOM*
KITCHEN/DINING ROOM**

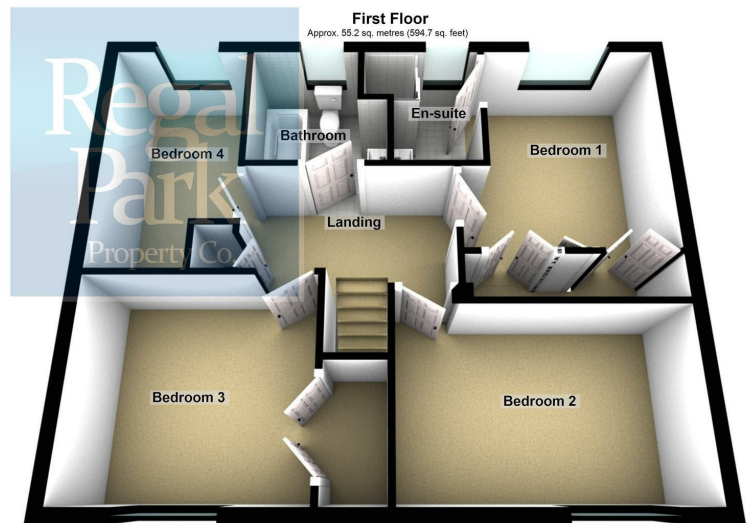
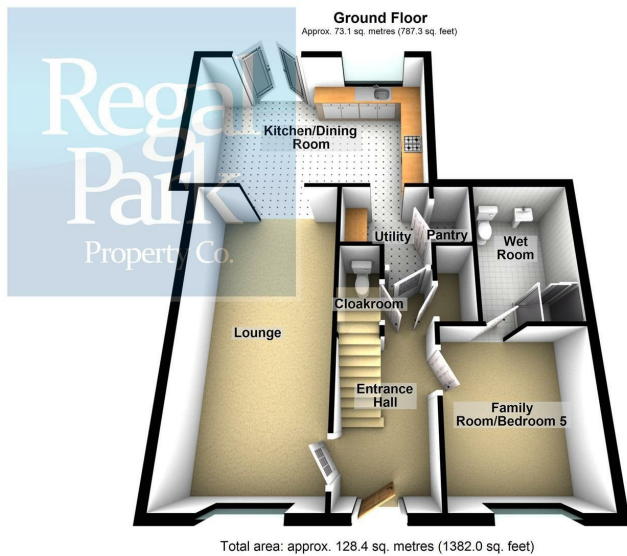
Regal Park are pleased to offer this well presented 4/5 Bedroom Extended Detached House in the popular location of Sugar Way. The property is situated close to local amenities and is within walking distance to city centre and train station and offers versatile accommodation. The property comprises; Entrance Hall, Cloakroom, Family Room/Bedroom 5 with En-Suite Wet Room, Lounge, Kitchen/Dining Room, Utility Room.

The first floor has the Master Bedroom with built in wardrobes and En-Suite, Bedroom 2, Bedroom 3 has built in wardrobes, Bedroom 4 and a Bathroom. There is a Driveway to the side providing off road parking, leading to a Single Garage.

Low maintenance rear garden and storage room.
Viewings Highly Recommended.

EPC: C





Entrance Hall

Radiator, wooden flooring, storage cupboard, stairs.

Cloakroom

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

Family Room/Bedroom 5

10'10" x 9'7" (3.30m x 2.92m)

UPVC double glazed window to front, radiator, laminate flooring, door to:

Wet Room

10'0" x 6'9" (3.06m x 2.05m)

Accessible walk in shower cubicle with fitted Mira electric shower over, wall mounted wash hand basin and close coupled WC, heated towel rail, vinyl flooring.

Lounge

21'5" x 10'2" (6.53m x 3.10m)

UPVC double glazed window to front, two radiators, wooden flooring, telephone point, TV point, open to:

Kitchen/Dining Room

11'11" x 18'6" (3.63m x 5.64m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, radiator, tiled flooring, uPVC double glazed folding french double doors to garden, velux skylight.

Utility

6'6" x 6'4" (1.98m x 1.93m)

With worktop space over, plumbing for washing machine, space for tumble dryer, space for, tiled flooring, door to Pantry.

Pantry

4'4" x 2'6" (1.33m x 0.77m)

Shelving for storage.

Stairs and Landing

Radiator, fitted carpet, storage cupboard with wall mounted combination boiler, door to:

Bedroom 1

10'9" x 8'6" (3.28m x 2.59m)

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

En-suite

Fitted with three piece suite comprising wash hand basin with drawers under, recessed tiled shower cubicle with fitted shower over and close coupled WC, fully tiled walls, shaver point, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Bedroom 2

8'7" x 13'1" (2.62m x 3.99m)

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

Bedroom 3

9'3" x 10'5" (2.82m x 3.18m)

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

Bedroom 4

11'10" x 6'7" max (3.61m x 2.01m max)

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

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wash hand basin with drawers under and close coupled WC, shaver point, uPVC obscure double glazed window to rear, heated towel rail, LVT flooring.

Outside

There is a Driveway to the side providing off road parking, leading to a single garage with rear personnel door.

The rear garden is laid to patio, outside tap, outside lighting, UPVC door to room for storage or PC use.

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.

Disclaimer: 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.