

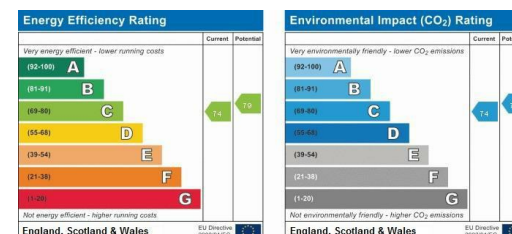
**Driffield Way, Sugar Way, Peterborough, PE2 9RB**

**\*WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION\* \*CLOSE TO LOCAL AMENITIES\***  
Regal Park are pleased to offer this well presented Executive 5 Bedroom Detached Family Home in the popular location of Sugar Way. The property is situated within walking distance to city centre and train station and is within easy access to A1 and comprises; Entrance Hall, Cloakroom, Lounge, Study, Kitchen/Dining Room, Dining Room, Conservatory. The first floor has the Master Bedroom with built in wardrobes and En-Suite, 4 further Bedrooms and a Family Bathroom. There is a Double Driveway providing off road parking, leading to a Double Garage and enclosed rear garden. The property also benefits from 16 Solar Panels. 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 £550,000**  
**Freehold**



### Entrance Hall

Two uPVC obscure double glazed windows to front, radiator, marble tiled flooring, under-stairs storage alcove, storage cupboard, stairs.

### Cloakroom

UPVC obscure double glazed window to side, fitted with two piece comprising, pedestal wash hand basin and close coupled WC, tiled splashbacks, radiator, marble tiled flooring.

### Lounge

22'3" x 11'9" (6.78m x 3.58m)

Two uPVC double glazed windows to front, two uPVC double glazed windows to rear, inglenook fireplace with coal effect fire with surround, two double radiators, fitted carpet, telephone point, TV point, uPVC double glazed french double doors to garden.

### Study

11'3" x 10'11" (3.43m x 3.33m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Kitchen/Dining Room

27'2" x 11'9" max (8.28m x 3.58m max)

Fitted with a matching range of base and eye level units with granite worktop space over, stainless steel sink unit with swan neck mixer tap, wall mounted concealed boiler, integrated dishwasher and washing machine, space for fridge/freezer, fitted range cooker, built-in microwave, two uPVC double glazed windows to front, single radiator, vertical radiator, marble tiled flooring, uPVC double glazed bi-fold door to garden, archway to:

### Dining Room

13'2" x 9'8" (4.01m x 2.95m)

UPVC double glazed window to front, double radiator, laminate flooring, uPVC double glazed french double doors to:

### Conservatory

9'0" x 11'6" max (2.74m x 3.51m max)

Half brick and uPVC double glazed construction with uPVC double glazed windows, wall mounted electric heater, single radiator, laminate flooring, uPVC double glazed french double doors to garden.

### Landing

Radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

### Bedroom 1

15'2" x 11'10" max (4.62m x 3.61m max)

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

### En-suite

Fitted with three piece suite comprising wash hand basin with cupboards under, walk in double shower cubicle with rain shower over and close coupled WC, fully tiled walls, mirrored cabinet, shaver point and light, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Bedroom 2

10'6" x 12'0" (3.20m x 3.66m)

Two uPVC double glazed windows to front, radiator, fitted carpet, built-in double wardrobe(s).

### Bedroom 3

7'10" x 11'10" max (2.39m x 3.61m max)

Two uPVC double glazed windows to front, radiator, laminate flooring, fitted bedroom suite with a range of wardrobes and overhead storage.

### Bedroom 4

9'5" x 11'11" max (2.87m x 3.63m max)

UPVC double glazed window to rear, radiator, laminate flooring.

### Bedroom 5

8'2" x 8'11" (2.50m x 2.72m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Bathroom

Fitted with four piece suite comprising bath, wash hand basin in vanity unit with drawers, walk in double shower cubicle with fitted rain shower over and WC, fully tiled walls, wall mounted mirror and light, uPVC obscure double glazed window to side, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

### Outside

There is a Double Driveway to the side providing off road parking, leading to a Double Detached Garage with power and light connected, side personnel door.

The rear garden has a patio area, outside lighting, outside tap, decking area, mature flowers and trees, gated access.

There are 16 Solar Panels that bring an estimate income in of around £900 per annum.

### 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.

