



**Humphrys Street, Peterborough PE2 9RH**





**welcome to**

**Humphrys Street, Peterborough**

Pleased to offer this FOUR BEDROOM HOME in popular SUGAR WAY. Much improved by its current owners. Set in a quieter cul-de-sac, it easy walking distance to Schools, Shops, Doctors, and Nursery. A quick BUS ROUTE to Peterborough city with its quick ROAD and RAIL LINKS to LONDON.



### **Living Room**

16' 1" x 10' 3" ( 4.90m x 3.12m )

Solid Oak flooring, Bay window, Gas fire, radiator.

### **Hall Way**

Solid Oak flooring, access to Stairs ( Engineered Oak Flooring), radiator.

### **Cloak Room**

W/C & Basin, vinyl flooring, radiator.

### **Utility Room**

Space for Fridge Freezer, Sink & Drainer and plumbing for Washer, Pantry store area, back door to the Garden, tiled floor, radiator.

### **Kitchen Area**

9' 9" x 9' 1" ( 2.97m x 2.77m )

Tiled flooring, space for Dish washer, ample wall and matching base units, gas hob / Miele electric oven, open plan to Dining Area, radiator.

### **Dining Area**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Solid Oak flooring, access to Conservatory and living room, open plan to kitchen, radiator.

### **Conservatory**

10' 1" x 8' 8" ( 3.07m x 2.64m )

With south facing GARDEN access, vinyl flooring, electric radiator.

### **Bedroom One**

11' 8" x 10' 5" ( 3.56m x 3.17m )

With en suite, engineered oak flooring, radiator.

### **En-Suite Bathroom**

Three piece suite with shower, vinyl flooring, radiator.

### **Bedroom Two**

10' 5" x 9' 2" ( 3.17m x 2.79m )

Oak engineered flooring, radiator.

### **Bedroom Three**

9' 6" x 6' 2" ( 2.90m x 1.88m )

Oak engineered flooring, radiator.

### **Bedroom Four**

9' 3" x 6' 1" ( 2.82m x 1.85m )

Oak engineered flooring, radiator.

### **Bathroom**

3 piece suite with mixer shower over bath, vinyl flooring, radiator.

### **Outside Space**

Open porch to the front. Pretty generous low maintenance South Facing Rear Garden with Patio, Lawn, mature Scrubs and raised Decked sitting Areas and garden Shed. To the side, drive way PARKING WITH ELECTRIC CAR CHARGING POINT and SINGLE GARAGE



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welcome to

## Humphrys Street, Peterborough

- Four Bedroom Detached Family Home, Sugar Way
- Benefits from South Facing Solar Panels so LOWER ENERGY USAGE
- Open plan Kitchen / Diner & Conservatory
- Pretty Generous SOUTH FACING Low Maintenance rear Garden with Patio, raised Decked area, lawn and Scrubs
- Boiler / Water cylinder / Chrome light switches and Taps upgraded recently

Tenure: Freehold EPC Rating: D

**£350 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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