



2 Crystal Drive

Sugar Way PE2 9RJ

Offers in the region of £470,000



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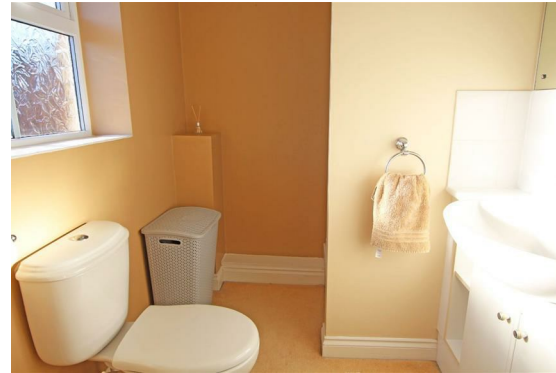
Enjoying a corner plot position, this detached town house offers substantial and versatile family accommodation. Situated on one of Peterborough's most sought after locations the property enjoys easy access to many local amenities nearby including supermarkets, chemist and doctors surgery along with schools suitable for younger children, recreational facilities and public transport. The location has nearby access to the City Centre and the ring road system. The property comprises; Entrance Hall with a Cloakroom, good size Lounge, generous Dining Room/Study, fitted Kitchen leading through to a Breakfast Room. The Utility Room includes a new boiler fitted in 2022. The first floor Landing leads to a large Master Bedroom with a Dressing area and five piece Ensuite Shower/Bathroom. The second Bedroom also boasts a Ensuite Shower Room. On this floor is another double Bedroom and Family Bathroom. The second floor Landing has two further double Bedrooms and another family Shower Room. Outside is an open plan garden with shrub and Holly hedging, the driveway allows off road parking for at least four vehicles and leads to a double Garage. The garden is enclosed and laid mainly to lawn. Viewing of this sizable family home is strongly recommended.

Tenure Freehold
Council Tax F





Entrance Hall
 Cloakroom
 Lounge
 21'5" x 11'6" (6.53m x 3.52m)
 Dining Room/Study
 10'6" x 9'8" (3.21m x 2.96m)
 Kitchen
 10'5" x 10'2" (3.18m x 3.11m)
 Archway through to
 Breakfast Area
 10'6" x 10'4" (3.21m x 3.16m)
 Utility Room.



Landing
 Master Bedroom
 15'9" x 10'7" (4.81m x 3.24m)
 Dressing Area
 5'0" x 10'7" inc wardrobes (1.54m x 3.24m inc wardrobes)

Ensuite Shower/Bathroom
 10'5" max x 11'3" max (3.20m max x 3.43m max)
 Five piece bathroom suite comprising; Shower cubical, panelled bath, low level w.c. and his and hers wash basins

Bedroom 2
 12'5" x 11'6" (3.81m x 3.53m)

Ensuite Shower Room

Bedroom 3
 11'7" max x 9'1" max (3.55m max x 2.79m max)

Family Bathroom

2nd Floor Landing

Bedroom 4
 4.97m 3.57m max
 Range of fitted wardrobes

Bedroom 5
 9'0" x 10'5" (2.75m x 3.20m)
 Built in storage cupboard

Family Shower Room

Outside

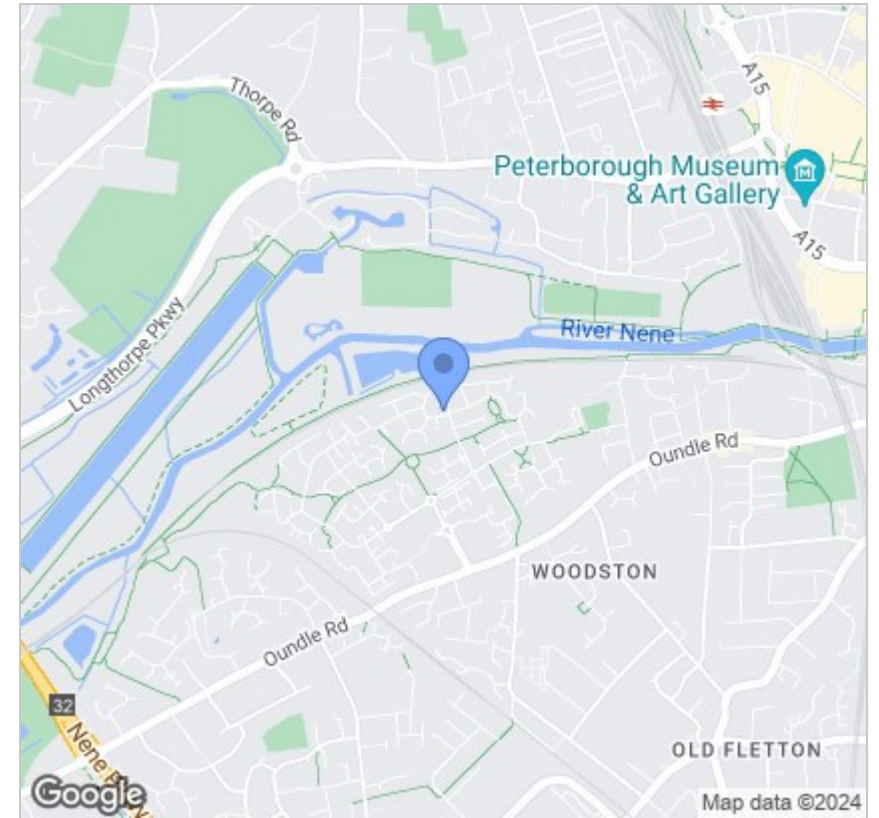
To the side of the property is a double width driveway allowing parking for at least four vehicles off road. The double garage has a personnel door into the rear garden. Fully enclose the garden is laid to lawn with floral and shrub borders, a decking area, gated side access and an outside light.



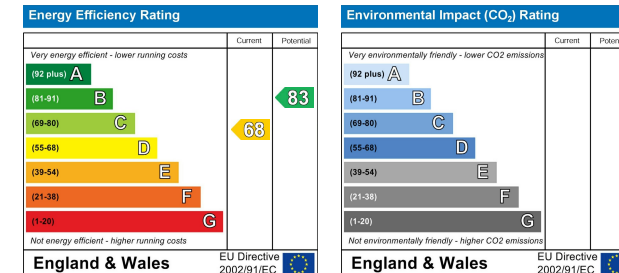
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk