



23 Ponsonby Drive
PE2 9RZ
£400,000

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Set in Ponsonby Way, probably the most sought after cul de sac on the ever popular Sugar Site, this detached house overlooks a heritage railway line to the rear and is being with no chain.

The accommodation comprises; Entrance Hall, Lounge, separate Dining Room/Study, fitted Kitchen Breakfast Room and Utility Room.

The first floor Landing leads to four bedrooms and family Bathroom. An Ensuite Master Bedroom commands the top floor with an Ensuite Dressing Room.

Outside is a double Garage with a double width Driveway. The good size garden is terraced and leads down to a spacious garden building ideal as a Summer House or Office.

The property is within walking distance of many local amenities which includes two supermarkets, doctors clinic and public transport.

Tenure: Freehold

Council Tax Band E





Entrance Hall

Cloakroom

Lounge

15'8" +bay x 11'2" (4.78 +bay x 3.42)

Dining Room/Study

9'1" + bay x 9'1" max (2.77m + bay x 2.77m max)

Kitchen Breakfast Room

19'2" x 9'2" (5.86 x 2.80)

Utility Room

8'11" x 5'6" (2.74 x 1.69)

First Floor Landing

Bedroom 2

13'4" max x 12'3" max (4.07 max x 3.74 max)

Ensuite Shower Room

Bedroom 3

12'5" x 10'4" (3.81 x 3.17)

Bedroom 4

9'3" x 7'3" (2.83 x 2.22)

Bedroom 5

9'1" x 7'4" (2.79 x 2.25)

Family Bathroom

Second Floor landing

Master Bedroom

17'5" x 15'8" (5.32 x 4.78)

Ensuite shower room

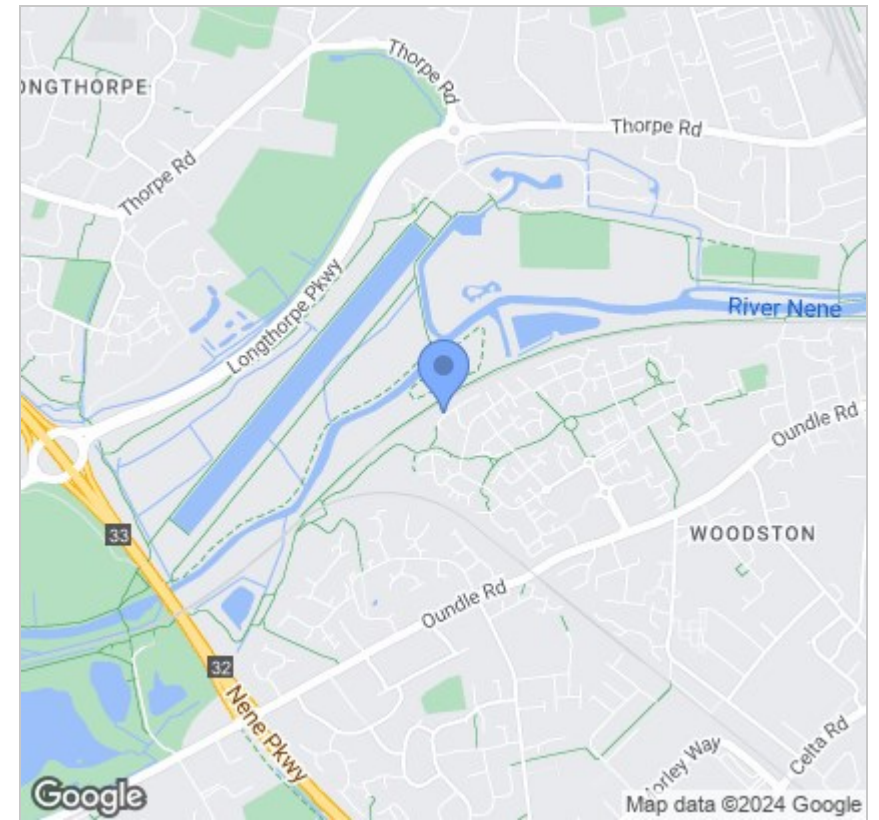
Ensuite Dressing Room



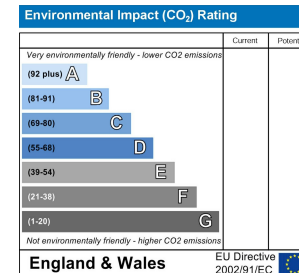
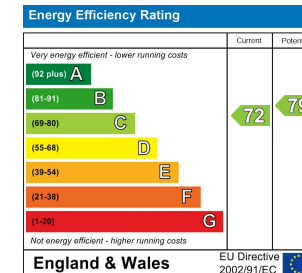
Floor Plan



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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