



14 Iris Drive

Sugar Way PE2 9SS

Offers in the region of £350,000

14 Iris Drive Sugar Way PE2 9SS

Brilliantly presented three storey detached house on Iris Drive, a popular part of Sugar Way.

This privately positioned property comprises of;

Ground Floor- entrance hall, cloakroom/utility, kitchen with double doors to the dining room with patio doors to the garden.

First Floor- landing with under stairs cupboard, lounge with dual aspect windows, bedroom one with ensuite and built in wardrobe, bedroom four with storage cupboard.

Second Floor- landing, bedroom two with fitted wardrobes, bedroom three and a family bathroom.

Outside- private frontage enclosed with established bushes and trees, gated driveway, enclosed garden laid to lawn.

This property is with easy reach of all Sugar Way has to offer and is close to Peterborough city centre and major transport links.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Kitchen

13'8" x 8'3" (4.19m x 2.53m)

Dining Room

14'9" x 10'4" (4.51m x 3.16m)

Cloakroom/Utility

6'0" x 5'4" (1.83m x 1.65m)



First Floor

Landing

Lounge

16'0" x 11'2" (4.89m x 3.41m)

Bedroom One

11'8" x 9'9" (3.57m x 2.99m)

En Suite

Bedroom Four

Second Floor

Landing

Bedroom Two

12'11" max x 11'3" max (3.96m max x 3.43m max)

Bedroom Three

14'9" x 8'5" (4.51m x 2.57m)

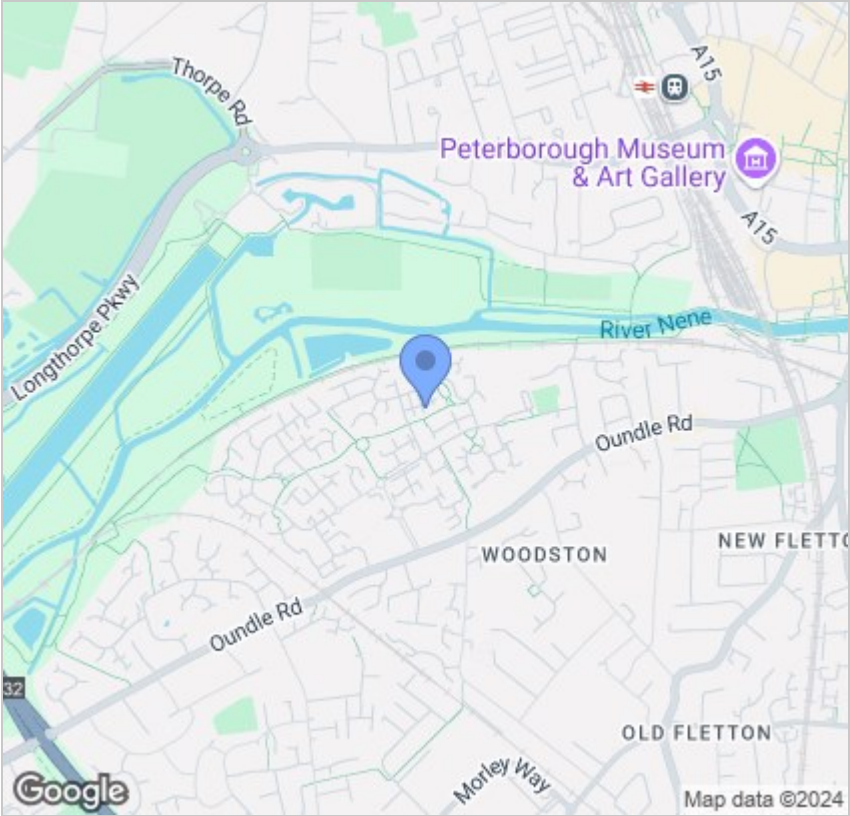
Family Bathroom



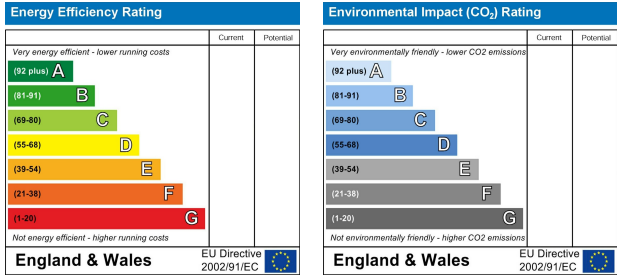
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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