



4 Bailey Way
Sugar Way PE2 9SE

Offers in the region of £415,000

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Brilliantly presented and re-fitted property on Bailey Way, a popular part of the Sugar Way development.

This semi detached home comprises of;

Ground Floor- entrance hall, w/c, utility room, family room/bedroom three with double doors to the garden, bedroom two with built in bedroom furniture and a re-fitted en suite shower room.

First Floor- landing, living room with dual aspect windows, impressive re-fitted kitchen/dining room, study area with storage cupboard.

Second Floor- landing with airing cupboard, bedroom one with built in bedroom furniture and a re-fitted en suite bathroom, bedrooms four & five and the family bathroom.

Outside- to the front of the property, low maintained block paving, tarmac drive leading to the double garage & side access. To the rear of the property, an enclosed and very well maintained garden laid to lawn with three separate patio area's, personal door to the double garage.

This property is with easy reach of all the Sugar Way development has to offer, is in the close proximity of Peterborough City Centre, major transport links and has to be seen to be appreciated.

Tenure: Freehold
Council Tax Band: E





Ground Floor

Entrance Hall

Bedroom Three/Family Room
19'4" x 10'9" (5.91m x 3.29m)

Bedroom Two
13'4" x 10'3" (4.07m x 3.13m)

En Suite Shower Room
10'2" x 5'7" (3.10m x 1.71m)

Utility Room
6'0" x 5'10" (1.83m x 1.79m)

W/C

First Floor

Landing

Living Room
19'3" x 10'9" (5.89m x 3.30m)

Kitchen/Dining Room
19'4" x 10'4" (5.91m x 3.16m)



Study
5'10" x 5'8" (1.80m x 1.74m)

Second Floor

Landing

Bedroom One
13'3" x 10'7" (4.06m x 3.23m)

En Suite Bathroom
10'5" x 5'8" (3.20m x 1.74m)

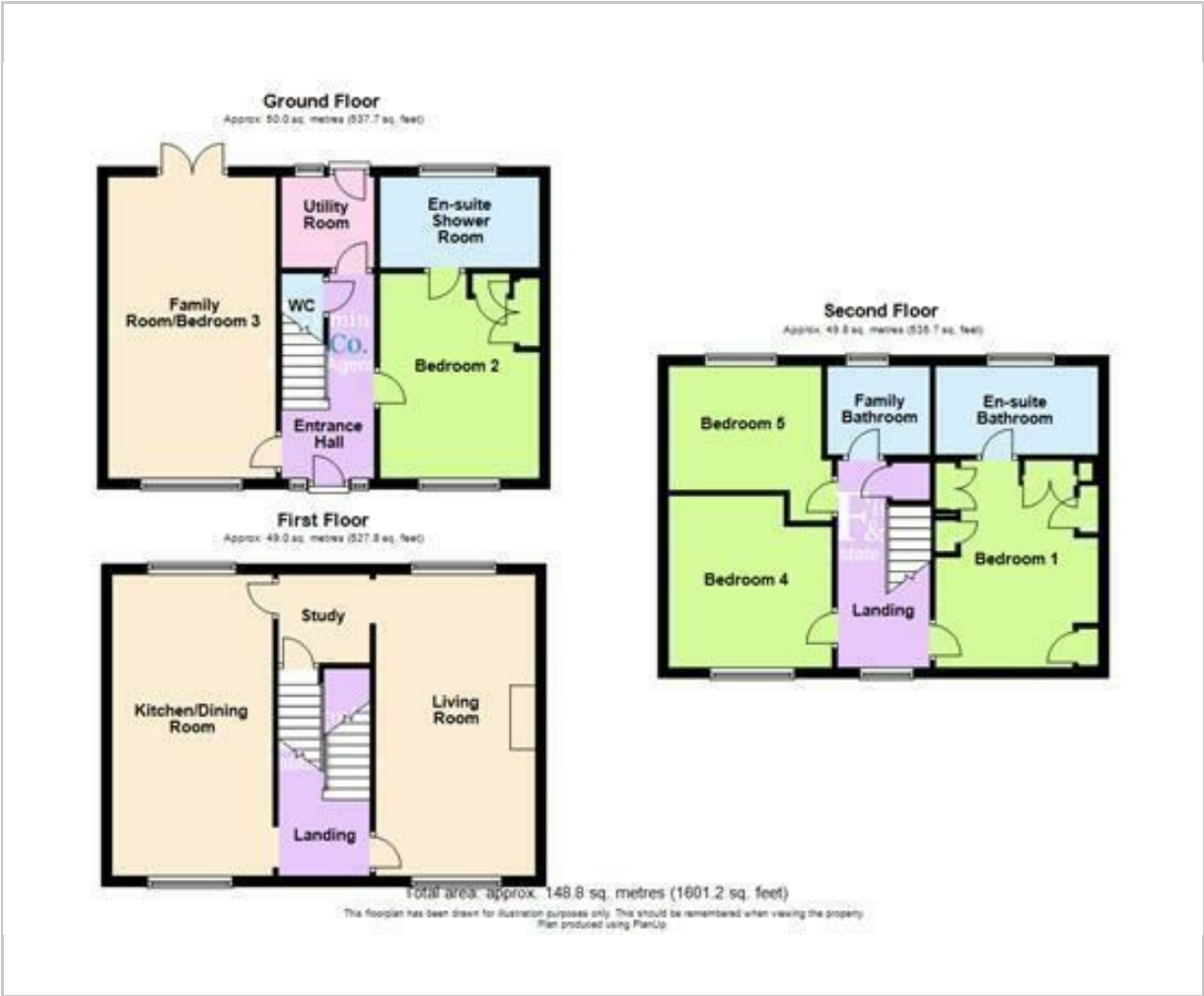
Bedroom Four
10'10" max x 10'9" max (3.32m max x 3.29m max)

Bedroom Five
10'4" max x 9'11" max (3.15m max x 3.03m max)

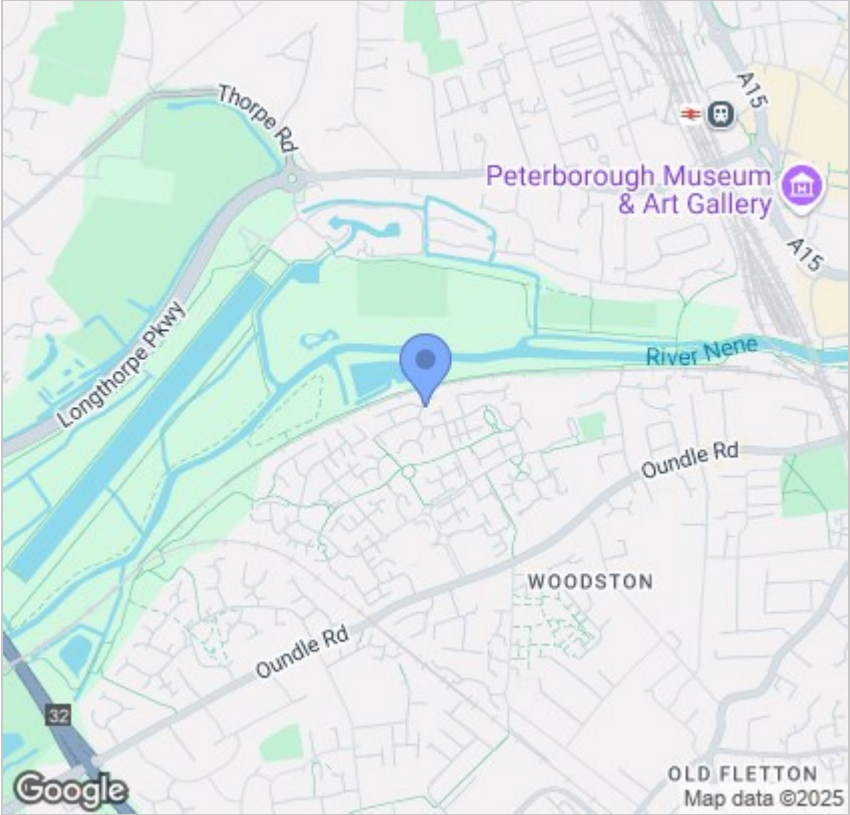
Family Bathroom



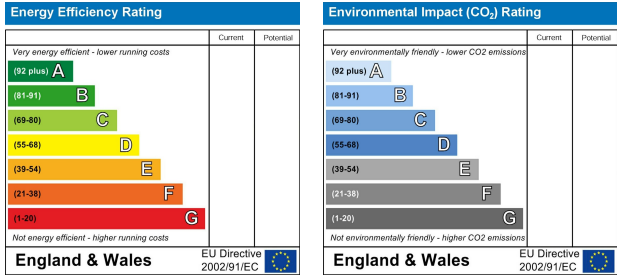
Floor Plan



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.

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