



Guide price £450,000
Crystal Drive, SUGAR WAY, PE2

ESTATE AGENTS



5

Bedrooms



4

Bathrooms

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**** GUIDE PRICE £450,000 to £475,000 ****

This detached town house spans three floors and provides adaptable and spacious family living in one of Peterborough\'s most desirable neighbourhood. It features five double bedrooms, two with ensuites, two family bathrooms, and three reception areas. Ample parking is available with a double garage and a driveway accommodating at least four vehicles.

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Positioned on a corner plot, this substantial home offers versatile family accommodation. It is conveniently located near various local amenities, including supermarkets, doctors, schools, recreational facilities, and public transport. The property has easy access to the City Centre.

It includes an Entrance Hall with a Cloakroom, a sizable Lounge, a generous Dining Room/Study, and a fitted Kitchen that opens into a Breakfast Room. The first floor hosts a spacious Master Bedroom with a Dressing area and a five-piece Ensuite Shower/Bathroom, along with a second Bedroom featuring an Ensuite Shower Room, another double Bedroom, and a Family Bathroom. The second floor contains two additional double Bedrooms and another family bathroom. Outside, the open plan garden is bordered by shrub hedging, while the driveway offers off-road parking for at least four vehicles, leading to a double Garage. The enclosed garden is primarily laid to lawn. Viewing of this impressive family home is highly recommended.

Entrance Hall

Cloakroom

Lounge 6.53m x 3.52m (21' 5" x 11' 7")

Dining Room/Study 3.21m x 2.96m (10' 6" x 9' 9")

Kitchen 3.18m x 3.11m (10' 5" x 10' 2")

Breakfast Area 3.21m x 3.16m (10' 6" x 10' 4")

Utility Room

Landing

Bedroom 1 4.81m x 3.24m (15' 9" x 10' 8")

Dressing Area 1.54m x 3.24m (5' 1" x 10' 8")
Measurements including wardrobes

En-Suite 3.20m x 3.43m (10' 6" x 11' 3")

Bedroom 2 3.81m x 3.53m (12' 6" x 11' 7")

En-Suite

Bedroom 3 3.55m x 2.79m (11' 8" x 9' 2")

Family Bathroom

2nd Floor Landing

Bedroom 4 4.97m x 3.57m (16' 4" x 11' 9")
Fitted wardrobe

Bedroom 5 2.75m x 3.20m (9' x 10' 6")

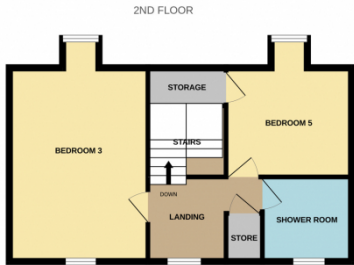
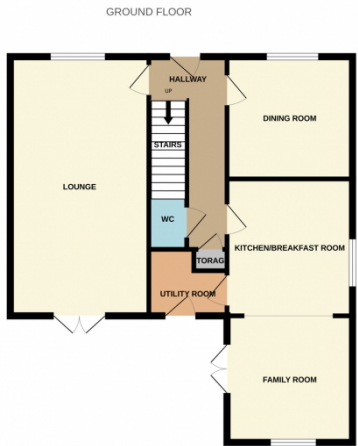
Family Shower Room

Outside

Beside the property is a spacious double-width driveway providing off-road parking for a minimum of four cars. The double garage features a door leading into the back garden. The fully enclosed garden is beautifully laid to lawn, adorned with floral and shrub borders, a decking area, gated side access, and an exterior light.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Peterborough, PE2

