



12 Crystal Drive, Sugar Way, Woodston, Peterborough, PE2 9RJ



NEWTON FALLOWELL

5 4 2

Key Features

- Executive Detached Family Home
- Spacious Accommodation Over Three Floors
- FIVE DOUBLE BEDROOMS
- Spacious Dual-Aspect Lounge & Study
- Stunning Kitchen Diner & Utility Room
- TWO EN-SUITES, SHOWER ROOM, BATHROOM & GROUND FLOOR WC
- DOUBLE GARAGE, DRIVEWAY FOR MULTIPLE VEHICLES & REAR GARDEN
- EPC Rating C
- Freehold

£425,000





An executive detached family home boasting FIVE DOUBLE BEDROOMS with FOUR BATH/SHOWER ROOMS, in addition to a stunning kitchen diner, TWO RECEPTION ROOMS and a DOUBLE GARAGE with DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The spacious accommodation is arranged over three floors, with the ground floor comprising of an entrance hall, spacious dual-aspect lounge stretching from front to rear with fireplace and doors onto the rear garden, a second reception room in the form of the study, useful downstairs WC and a stunning kitchen diner hosting a centre island with integrated beer fridge/wine cooler, an array of work surface and cupboard storage, further integrated appliances to include fridge, freezer, dishwasher and microwave, with space to dine and a built-in booth, with a utility room also accessible from the kitchen. To the first floor, three of the five bedrooms are located, with the impressive main bedroom suite offering a walk-in wardrobe leading to the first of two en-suites, with the main en-suite boasting a superb five-piece suite including bath, shower, WC and two sinks, whilst a further en-suite shower room services a further bedroom, in addition to the family bathroom, which is also located on the first floor. The second floor landing separates two further double bedrooms, with an additional shower room servicing the second floor. Outside there is a double driveway providing driveway parking for multiple vehicles and leads to the double garage, whilst to the rear is an enclosed garden benefiting from patio seating, lawn, shed storage and side personnel door into the double garage.





Entrance Hall

WC

Lounge 6.48m x 3.49m (21'4" x 11'6")

Study 2.94m x 3.1m (9'7" x 10'2")

Kitchen Diner 6.62m x 3.25m (21'8" x 10'8")

Utility Room 1.69m x 1.93m (5'6" x 6'4")

First Floor Landing

Bedroom One 4.88m x 3.11m (16'0" x 10'2")

Walk-In Wardrobe 1.49m x 3.2m (4'11" x 10'6")

En-Suite 3.12m x 3.13m (10'2" x 10'4")

Bedroom Two 3.77m x 3.52m (12'5" x 11'6")

En-Suite 1.64m x 1.95m (5'5" x 6'5")

Bedroom Three 2.61m x 3.39m (8'7" x 11'1")

Family Bathroom 1.62m x 1.99m (5'4" x 6'6")

Second Floor Landing

Bedroom Four 4.86m x 3.45m (15'11" x 11'4")

Bedroom Five 2.7m x 3.25m (8'11" x 10'8")

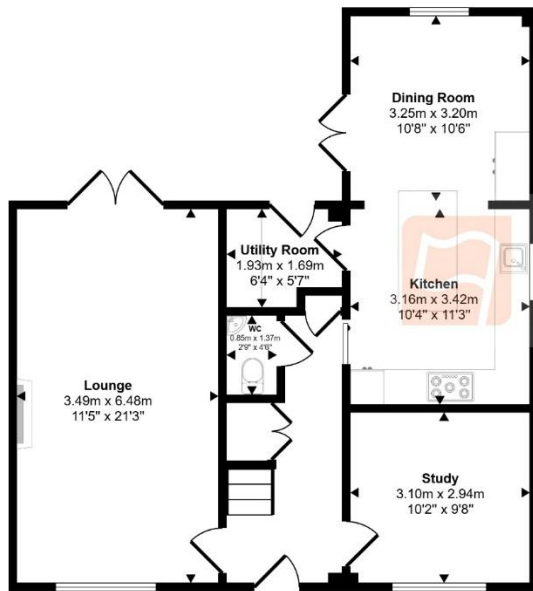
Shower Room 2.08m x 2.23m (6'10" x 7'4")

Double Garage 5.22m x 5.14m (17'1" x 16'11")



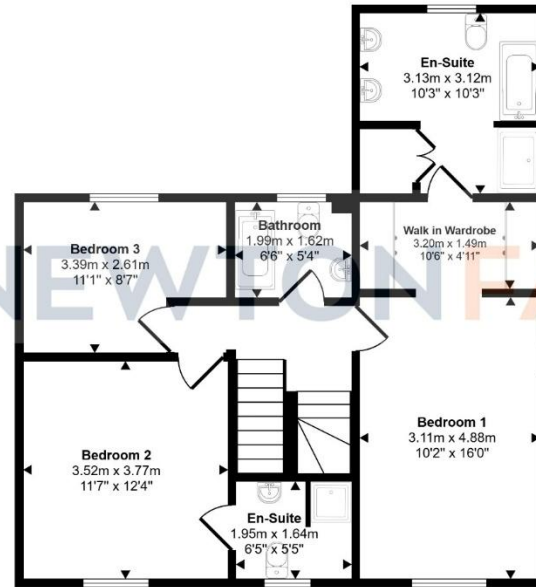


Approx Gross Internal Area
209 sq m / 2245 sq ft

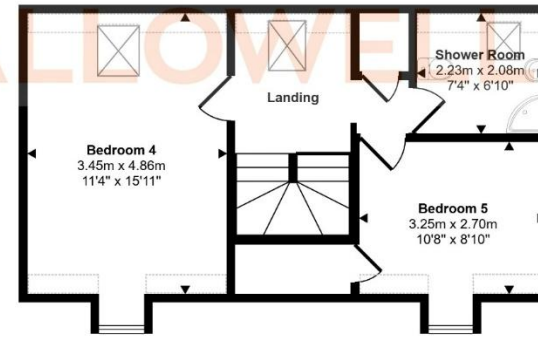


Ground Floor
Approx 69 sq m / 740 sq ft

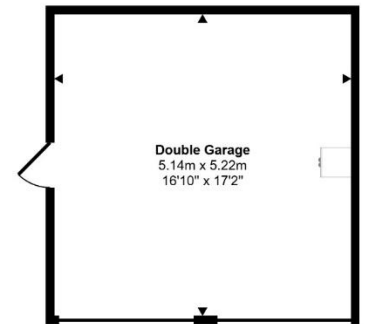
 Denotes head height below 1.5m



First Floor
Approx 68 sq m / 733 sq ft



Second Floor
Approx 45 sq m / 482 sq ft



Garage
Approx 27 sq m / 289 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



SCAN ME

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.