



Connells

Iris Drive
Peterborough



Property Description

Situated in Sugar Way is this fantastic four bedroom family home. Located close by to Nene Valley Primary School as well as local amenities, Queensgate Shopping Centre and convenient transport links. The home comprises in brief of an entrance hall, study, lounge, dining room, kitchen and utility room. Upstairs four bedrooms and the family bathroom; the master of which benefits from an en-suite. Outside is an enclosed rear garden. The semi detached home also benefits from a driveway and garage.

Benefiting from a driveway, garage, study, kitchen, dining room, utility room, en-suite to master. This four bedroom semi detached home is close to Nene Valley Primary School as well as local amenities, Queensgate Shopping Centre and convenient transport links.

Entrance Hall

Stairs to first floor.

Study

Irregular Shaped Room 10' 4" max x 6' 10" max (3.15m max x 2.08m)

Window to front, radiator and carpet.

Lounge

17' 11" x 10' 8" (5.46m x 3.25m)

Bay window to the front, carpet, two radiators, sliding doors to rear and electric fire.

Dining Room

Irregular Shaped Room 9' 7" x 12' 1" max (2.92m x 3.68m)

Patio doors to rear, tiled flooring and radiator.

Kitchen

7' 8" x 7' 8" (2.34m x 2.34m)

Window to front, tiled flooring, sink, radiator, integrated dishwasher, oven, gas hob and cookerhood. High and low level storage with worktops over.

Utility Room

5' 4" x 5' 6" (1.63m x 1.68m)

Window to rear, tiled flooring, sink and space for washer/dryer.

First Floor

Bedroom One

Irregular Shaped Room 10' 1" max x 10' 4" max (3.07m max x 3.15m)

Window to rear, carpet, radiator and two built in wardrobes.

En-Suite

Window to front, carpet, radiator, wash hand basin, WC, tiled splashbacks and shower cubicle.

Bedroom Two

10' 4" x 8' 10" (3.15m x 2.69m)

Window to rear, carpet and radiator.

En-Suite

Window to rear, carpet, wash hand basin, WC, radiator and shower cubicle.

Bedroom Three

8' 8" x 7' 4" (2.64m x 2.24m)

Window to front, radiator and carpet.

Bedroom Four

Irregular Shaped Room 9' 9" x 10' 2" (2.97m x 3.10m)

Window to front, carpet and radiator.

Bathroom

Window to front, vinyl flooring, tiled splashbacks, bath with shower over, wash hand basin, WC and radiator.

Outside

Rear Garden

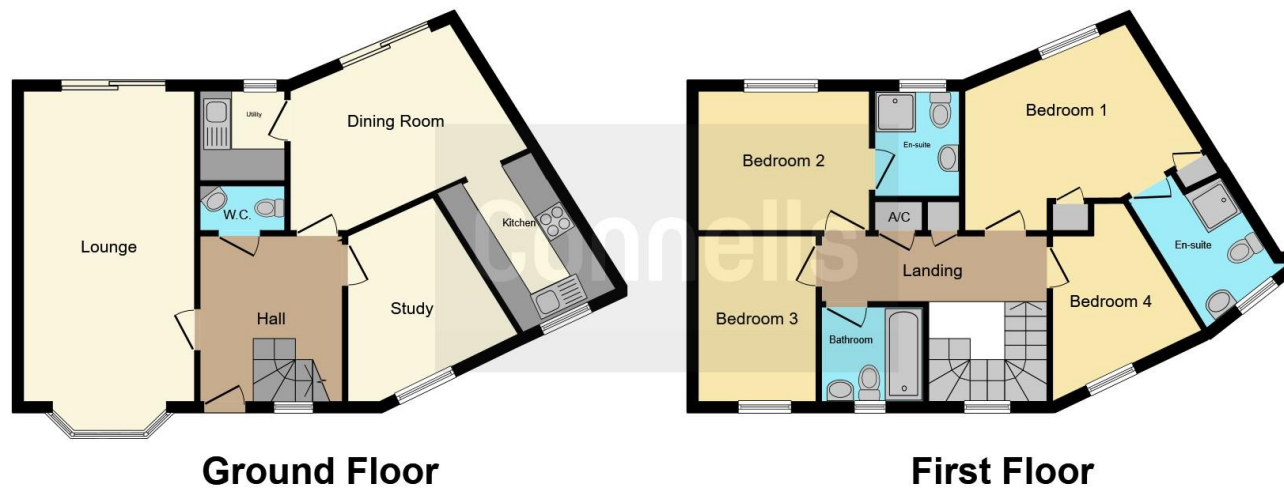
Enclosed, gravel area and patio area.

Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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