Energy Efficiency Rading

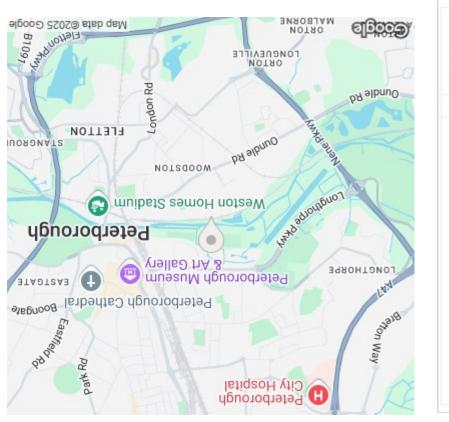
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Area Map

## Energy Efficiency Graph

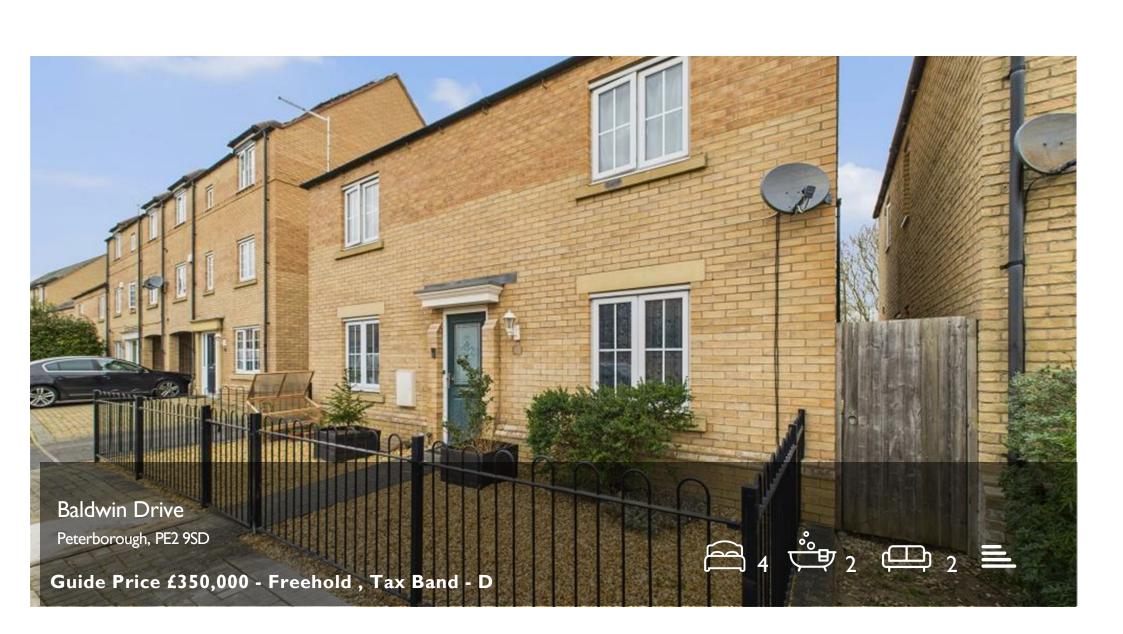
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

## **gniwaiV**





Floor Plan



## **Baldwin Drive**

## Peterborough, PE2 9SD

\*\*\*GUIDE PRICE £350,000 - £370,000\*\*\* Tucked away in a quiet spot at the back of the popular Sugar Way development of Peterborough, this modern detached house on Baldwin Drive offers a perfect blend of comfort and convenience. After having undergone a scheme of improvements in its current period of ownership, whilst briefly offering a newly fitted kitchen, four well-proportioned bedrooms and two modem bathrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you will be greeted by a central entrance hallway, downstairs cloakroom, a large living room with separate study area, a modern kitchen breakfast room which has been refitted with luxurious high gloss units with integrated double oven and hob, which has also been opened up to the dining room, providing an airy open plan space. Furthermore, to the upstairs, there are four good sized bedrooms, with the master benefitting from a refitted en-suite shower room. The main family bathroom has also been replaced recently and now features a big walk in shower. The larger than average private garden is a standout feature, offering a tranquil outdoor space for children to play or for hosting summer gatherings. Additionally, the property boasts a single garage and parking for up to three vehicles, ensuring that you will never be short of space for your cars or guests. The location is particularly advantageous, with easy pedestrian access to the vibrant City Centre, where you can enjoy a variety of shops, restaurants, and cultural attractions. For those who appreciate nature, the nearby Ferry Meadows Country Park offers beautiful landscapes and recreational activities, making it a perfect spot for leisurely walks or family outings. Moreover, the property enjoys delightful views of the Nene Valley Railway, adding a charming touch to the picturesque surroundings. This home is not just a place to live; it is a lifestyle choice that combines modern living with the beauty of nature and the convenience of urban amenities.

Entrance Hall 3'1"×15'10"

**Living Room** 10'4" × 14'9"

**Study** 10'3" × 6'5"

2'9"×5'11"

**Dining Room** 9'7"× 10'2"

Kitchen 9'6"×10'11'

**Utility Room** 

6'3"×5'3" Landing 9'8"×5'3"

**Master Bedroom** 

 $8'5" \times 12'4"$ 

**En-Suite To Master Bedroom** 4'8" × 6'1"

13'0" × 8'7'

**Bedroom Three** 10'5" × 9'3"

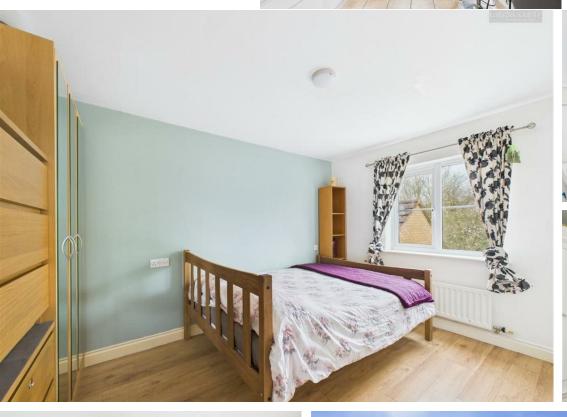


















**EPC - C** 74/84 **Tenure - Freehold** 

Bathroom 6'5"×6'1" Bedroom Four 6'5" × 11'9"

IMPORTANT LEGAL INFORMATION

Construction: Standard Accessibility / Adaptations: None Ruilding safety: No Known planning considerations: None Flooded in the last 5 years: No Sources of flooding: n/a Flood defences: No Coastal erosion: No On a coalfield: No Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: No Listed building: No Permitted development: No Holiday home rental: No Restrictive covenant: No Business from property: No Property subletting: No Tree preservation order: No Other: No Right of way public: No Right of way private: No Registered easements: No Shared driveway: No Third party loft access: No

Parking: Single Garage, Driveway Private, Off Street Parking, Street Parking - Permit Required Solar Panels: No Water: Mains Electricity: Mains Supply Sewerage: Mains Heating: Gas Mains

Third party drain access: No

Other: No

Internet connection: Cable, Fttp Internet Speed: up to 1000Mbps Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great Disclaimer: If you are considering purchasing

this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes.
Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





