

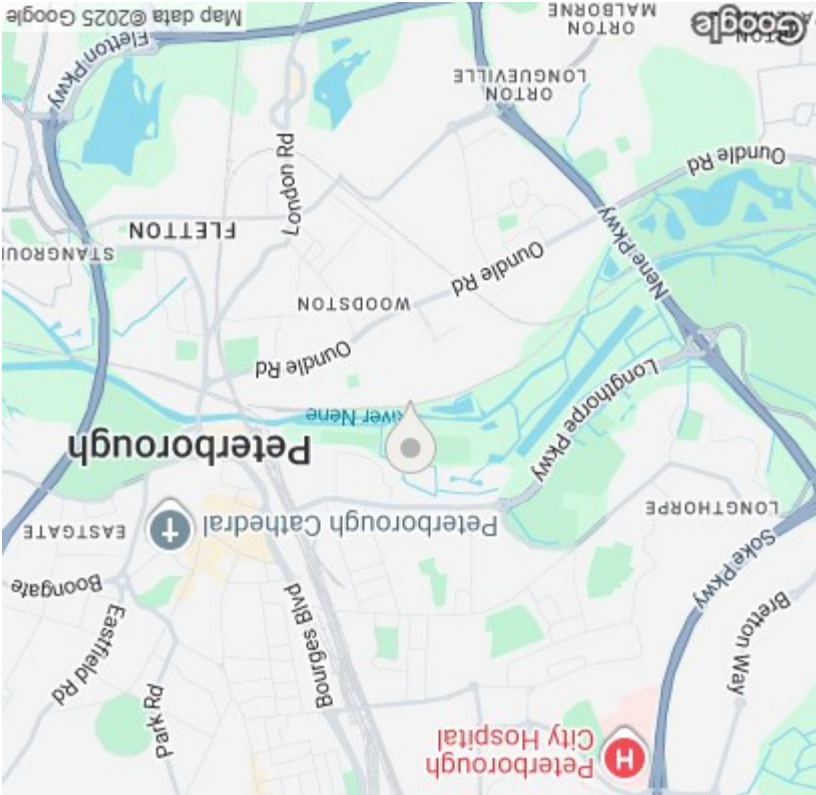
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings/ fixtures have not been inspected to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of parcels of land or any other fixtures or fittings. Neither sales details, service charges and ground rent (where applicable) are a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas>

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Energy Efficiency Rating		England & Wales	
	A	Very efficient - lower running costs	
	B	(13-14)	
	C	(12-13)	
	D	(10-11)	
	E	(9-10)	
	F	(7-8)	
	G	(1-6)	
	EU Directive	2002/91/EC	

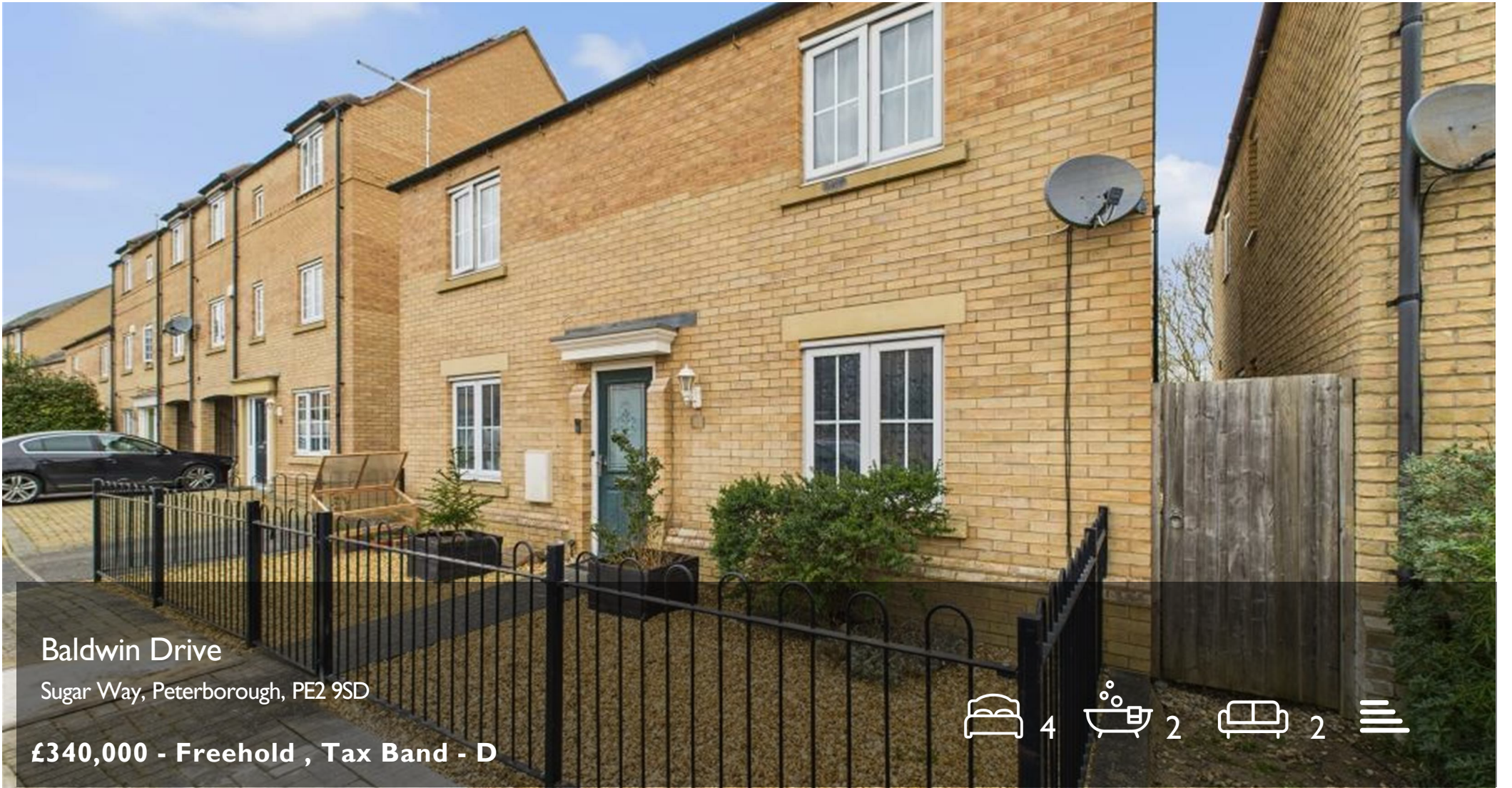
Energy Efficiency Graph



Area Map



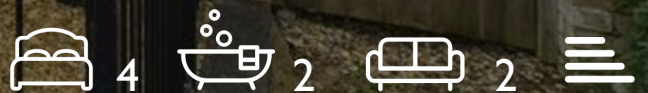
Floor Plan



Baldwin Drive

Sugar Way, Peterborough, PE2 9SD

£340,000 - Freehold , Tax Band - D



Baldwin Drive

Sugar Way, Peterborough, PE2 9SD

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 modern 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
0.96 x 4.85 (3'1" x 15'10")

Living Room
3.16 x 4.52 (10'4" x 14'9")

Study
3.14 x 1.97 (10'3" x 6'5")

WC
0.84 x 1.81 (2'9" x 5'11")

Dining Room
2.94 x 3.11 (9'7" x 10'2")

Kitchen
2.90 x 3.34 (9'6" x 10'11")

Utility Room
1.92 x 1.61 (6'3" x 5'3")

Landing
2.95 x 1.62 (9'8" x 5'3")

Master Bedroom
2.59 x 3.77 (8'5" x 12'4")

En-Suite To Master Bedroom
1.43 x 1.87 (4'8" x 6'1")

Bedroom Two
3.98 x 2.63 (13'0" x 8'7")

Bedroom Three
3.19 x 2.84 (10'5" x 9'3")



Bathroom
1.97 x 1.86 (6'5" x 6'1")

Bedroom Four
1.98 x 3.59 (6'5" x 11'9")

Garage
2.78 x 5.27 (9'1" x 17'3")

EPC - C
74/84

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building 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
Third party drain access: No
Other: 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
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.

