



Foster Road

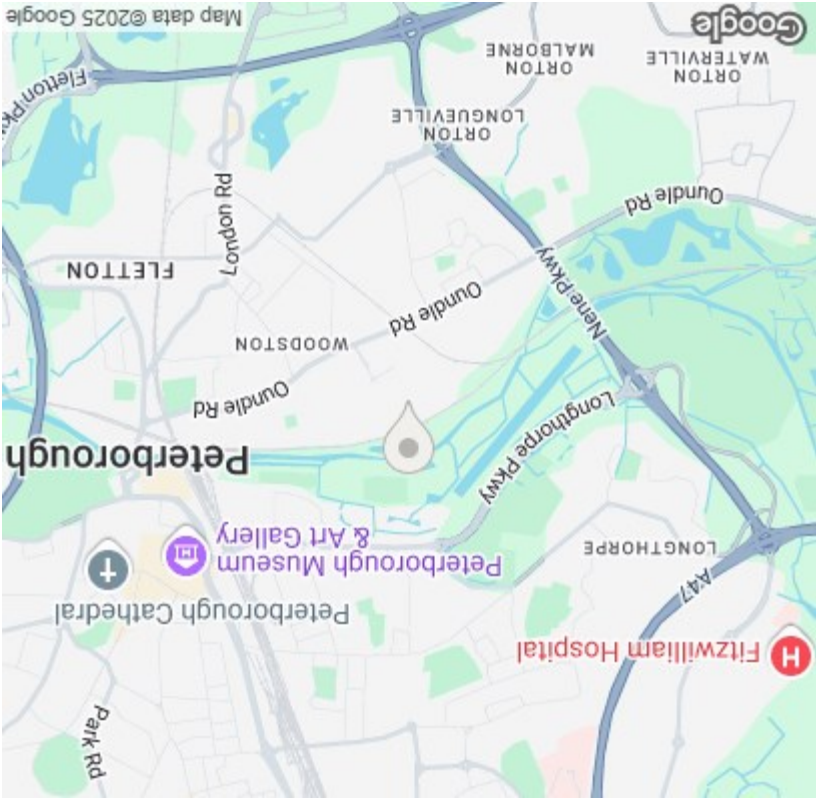
Sugar Way, Peterborough, PE2 9RS

Guide Price £400,000 - Freehold , Tax Band - E

Floor Plan



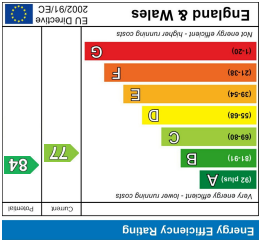
Area Map



Viewing

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.

Energy Efficiency Graph



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 have not been tested. Neither has the Agent checked legal documentation 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 carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as 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/>

Foster Road
Sugar Way, Peterborough, PE2 9RS

Nestled in a peaceful cul-de-sac on Foster Road, within the highly sought-after Sugar Way development of Peterborough, this impressive and generously proportioned, five-bedroom, three-storey detached home offers a rare opportunity for families seeking space, versatility, and contemporary comfort in an ideal location.

Spanning approximately 183.76 square metres, the property has been thoughtfully designed across all levels to suit modern lifestyles. The ground floor welcomes you with a spacious entrance hall that leads into a bright, well-presented living room, complete with a bay-style window and French doors opening onto a beautifully maintained rear garden—perfect for both relaxed family living and entertaining guests. The heart of the home is the well-appointed kitchen/breakfast room, featuring a comprehensive range of base and eye-level units, ample worktop space, and integrated appliances. It flows effortlessly into a separate dining room, creating a sociable environment for family meals or dinner parties. A dedicated study at the front of the house offers the ideal work-from-home setup or a quiet retreat for reading and focus. A convenient cloakroom/WC and internal access to the double garage enhance the practicality of the ground floor. The first floor comprises three well-proportioned bedrooms. The standout here is a spacious double room with a private en-suite shower room, while another generous bedroom benefits from built-in wardrobes. A stylish four-piece family bathroom completes this level, offering comfort and flexibility for family members or guests. The top floor is a true haven, featuring the luxurious master bedroom, bathed in natural light and benefiting from built-in storage and a sleek, modern en-suite. An additional large double bedroom on this floor presents a flexible space—perfect as a guest suite, teenager's room, second lounge, or creative studio. Externally, the property continues to impress. The enclosed rear garden is laid mainly to lawn with a paved patio area, offering a private, low-maintenance space for outdoor dining or children's play. There is off-street parking to the front, plus a double-width driveway to the rear leading to a detached double garage, ensuring ample parking and storage solutions. Location is key, and this home delivers on every front. Positioned within walking distance of Peterborough city centre and train station, and with easy access to Nene Parkway, it offers outstanding connectivity for commuters. Local amenities including shops, parks, and well-regarded schools are all nearby, making this a superb setting for family life.

Entrance Hall
13'9" x 6'3"

Study
10'1" x 7'3"

WC
3'3" x 7'3"

Living Room
17'11" x 14'1"

Kitchen
14'2" x 10'1"

Dining Room
9'7" x 10'2"

First Floor Landing
18'9" x 6'3"

Bedroom Three
10'0" x 14'3"

En-Suite To Bedroom Three
6'2" x 7'5"

Bedroom Four
13'1" x 10'5"



Bathroom
8'2" x 7'4"

Bedroom Five
12'1" x 7'8"

Second Floor Landing
4'0" x 3'1"

Master Bedroom
12'11" x 13'8"

En-Suite To Master Bedroom
4'7" x 8'0"

Bedroom Two
16'9" x 7'8"

Garage
18'1" x 18'7"

EPC - C
77/84

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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Shared, Rear Of Property, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains, Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
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.

