



Driffield Way  
Peterborough, PE2 9RB

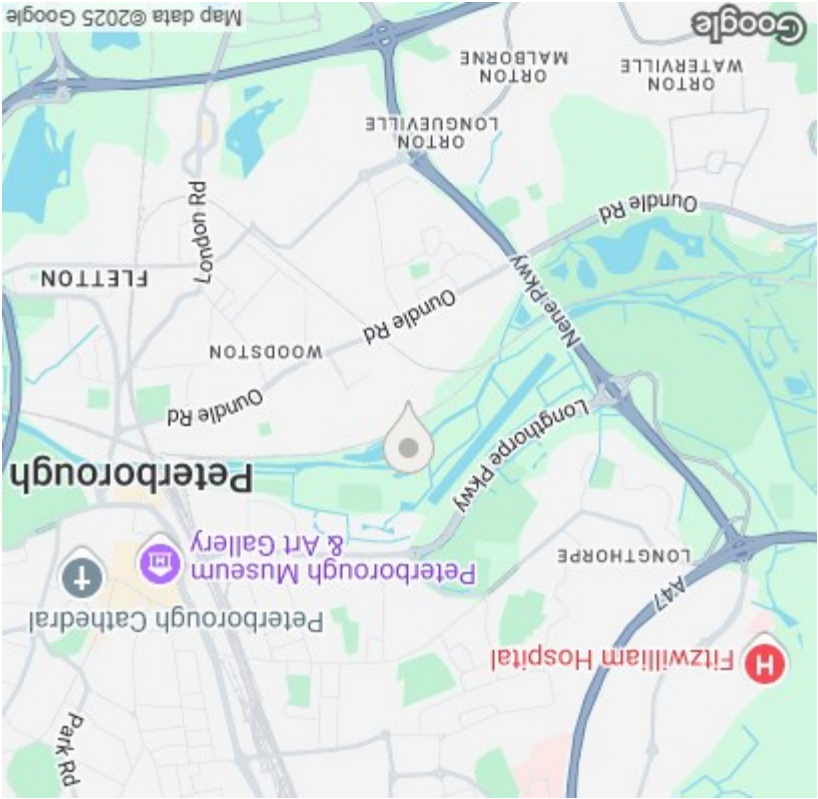
Offers In Excess Of £475,000 - Freehold , Tax Band - E

5 3 2 C

Floor Plan



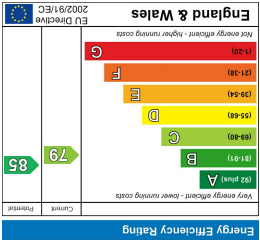
Area Map



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 guarantees. 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/>



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This stunning three-storey detached townhouse is the perfect blend of space, style, and functionality, making it an ideal family home. Immaculately presented throughout, it boasts five generously sized double bedrooms, including a master suite complete with its own en-suite bathroom. A beautifully designed Jack and Jill bathroom adds convenience and comfort for family living. The dual aspect lounge fills with natural light, offering a warm and inviting space to relax or entertain. Outside, the property features a pristine, private, and enclosed rear garden—ideal for children and outdoor gatherings. Adding to its appeal is a double garage, providing ample parking and storage. Every detail of this home has been carefully maintained, making it a move-in-ready haven for any growing family.

Welcome to this exceptional three-storey detached townhouse on Driffield Way, nestled within the desirable Sugar Way development in Peterborough. This beautifully designed family home offers generous and versatile living space, perfectly suited for modern family life. Upon entering the property, you are greeted by a spacious entrance hall that seamlessly connects to the principal living areas. The dual aspect lounge spans the depth of the house, providing a bright and inviting space ideal for both relaxing and entertaining. To the front of the home, the separate dining room offers a formal setting for family meals or special occasions, while the modern kitchen sits adjacent, complete with a utility room for added convenience. A guest WC completes the ground floor layout. The first floor is thoughtfully arranged, featuring a generously sized master bedroom with a private en-suite shower room. Two further double bedrooms share a stylish Jack and Jill bathroom, ensuring practical and private access for occupants. The landing area maintains a sense of openness, connecting all the rooms with ease. The top floor is a standout feature of this home, offering two further substantial double bedrooms and an additional full bathroom, creating a flexible space ideal for older children, guests, or even a home office setup. Outside, the home benefits from a beautifully maintained, enclosed rear garden—an immaculate and secure space perfect for children to play or for hosting summer gatherings. A detached double garage provides ample parking and additional storage, adding to the home's practical appeal. This immaculate property combines space, style, and functionality, making it an ideal choice for families seeking a well-appointed home in a sought-after location.

Entrance Hall

10'0" x 9'3"

Lounge

22'3" x 11'9"

Kitchen

10'9" x 13'2"

Utility Room

5'7" x 5'10"

WC

2'9" x 5'11"

Dining Room

10'10" x 9'10"

First Floor Landing

5'10" x 9'3"

Master Bedroom

13'2" x 11'8"

En-Suite To Master Bedroom

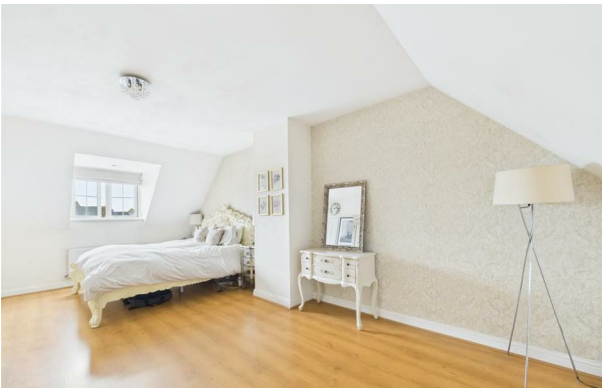
8'11" x 5'6"

Bathroom

6'3" x 9'3"

Bedroom Two

11'0" x 9'10"



Bedroom Three

8'10" x 9'10"

Second Floor Landing

12'11" x 9'3"

Bedroom Four

22'4" x 11'8"

Bathroom

7'10" x 9'5"

Bedroom Five

17'6" x 9'11"

EPC - C

79/85

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 NOT allowed: 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: Double Garage, Driveway Private

Solar Panels: No

Water: Mains

Electricity: Mains Supply

Sewerage: Mains

Heating: Gas Mains

Internet connection: Ftp

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.

