

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/>

England & Wales	
Energy Rating	Energy Efficiency Class
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

94

Energy Efficiency Graph



Area Map



Floor Plan

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.

**Viewing**



Icarus Way

Cardea, Peterborough, PE2 8WQ

£270,000 - Freehold , Tax Band - D



# Icarus Way

Cardea, Peterborough, PE2 8WQ

**\*\*Guide Price £270,000 - £290,000\*\*** Situated on the sought-after Icarus Way in Cardea, Peterborough, this attractive detached property is offered with no forward chain, making it an ideal choice for a smooth and straightforward move. Perfectly suited as a family home or a first-time purchase, the house provides generous and well-balanced living accommodation throughout. Inside, there are three spacious double bedrooms, with the master benefiting from its own en-suite, offering comfort and privacy. Practicality is well catered for with the addition of a utility room, while outside the enclosed rear garden provides a secure and inviting space for relaxation or entertaining. The property also boasts off-road parking and enjoys a convenient location within walking distance of the local supermarket, combining everyday convenience with a welcoming residential setting.

This well-presented detached home on Icarus Way in the popular Cardea development offers thoughtfully arranged accommodation across two floors, ideal for modern family living. On entering the property, you are welcomed into a central entrance hall that provides access to the main living spaces and the staircase to the first floor. To the front of the home sits a comfortable lounge, offering a cosy yet generous space for relaxing or entertaining. To the rear, the kitchen diner forms the heart of the home, providing ample room for both cooking and dining, with direct access to the garden that enhances indoor-outdoor living. A ground floor WC and a separate utility room add valuable practicality, keeping everyday essentials neatly tucked away. The first floor continues to impress with three well-proportioned double bedrooms, all accessed from a central landing. The master bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a modern family bathroom. The layout is well balanced, offering flexibility for family life, guests or home working. Externally, the property enjoys an enclosed rear garden, ideal for children, pets or outdoor entertaining, along with off-road parking to the front. Conveniently located within walking distance of a local supermarket and amenities, this home combines comfort, functionality and location, making it an excellent choice for families and first-time buyers alike.

**Entrance Hall**

1.47 x 3.96 (4'9" x 12'11")

**Lounge**

3.92 x 3.71 (12'10" x 12'2")

**WC**

1.40 x 1.61 (4'7" x 5'3")

**Kitchen Diner**

5.49 x 2.85 (18'0" x 9'4")

**Utility Room**

1.74 x 1.61 (5'8" x 5'3")

**Landing**

2.25 x 2.13 (7'4" x 6'11")

**Master Bedroom**

3.60 x 3.19 (11'9" x 10'5")

**En-Suite To Master Bedroom**

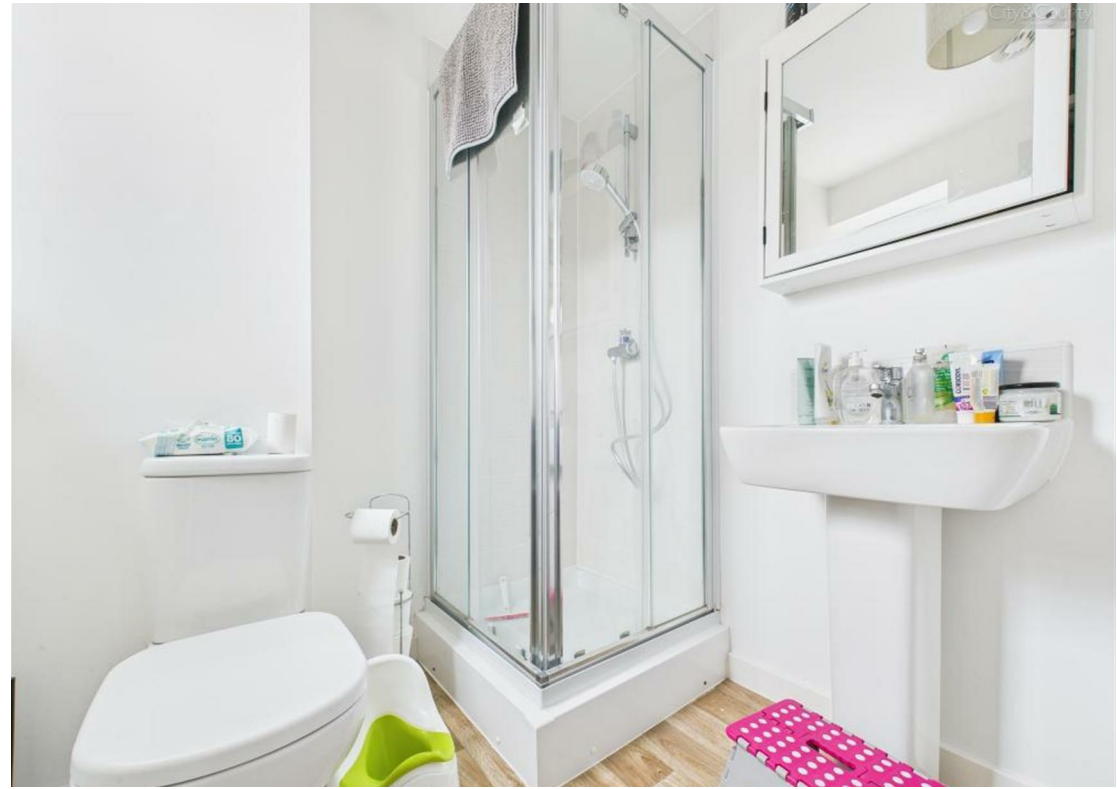
1.78 x 1.73 (5'10" x 5'8")

**Bedroom Two**

2.86 x 2.87 (9'4" x 9'4")

**Bathroom**

1.78 x 2.12 (5'10" x 6'11")



**Bedroom Three**

2.51 x 2.89 (8'2" x 9'5")

**EPC - B**

83/94

**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: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Off Street Parking
- 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 - Excellent

**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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

