

Crystal Drive

Sugar Way, Peterborough, PE2 9RJ

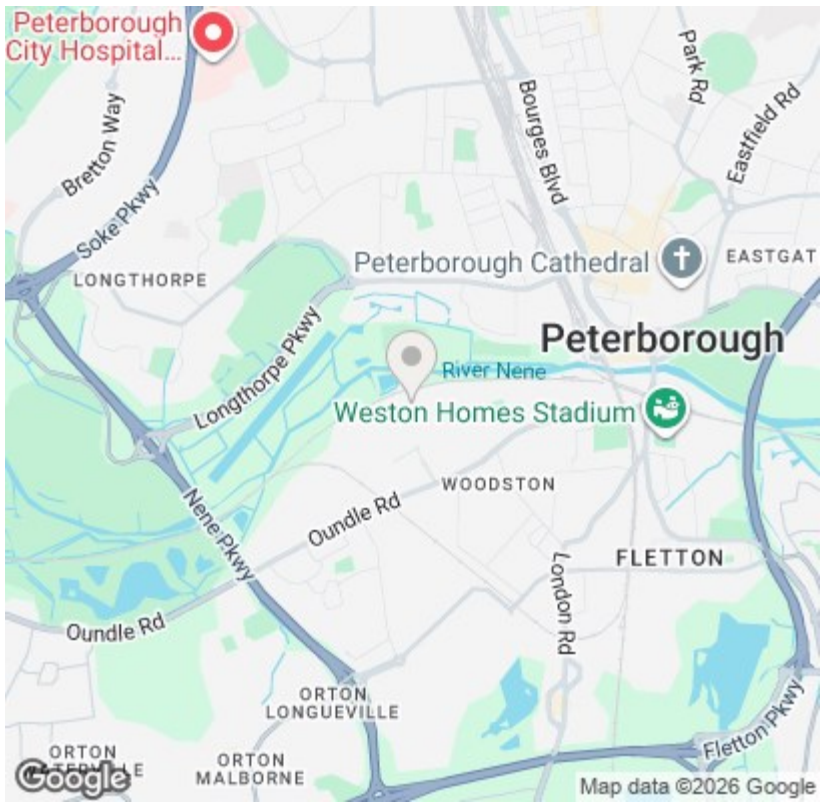
Guide Price £340,000 - Freehold, Tax Band - D

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Floor Plan



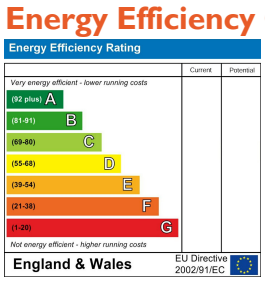
Area Map



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Guide Price £340,000 - £350,000

Tucked away on Crystal Drive in the popular Sugar Way development, this beautifully presented and newly decorated detached town house offers spacious, versatile accommodation across three floors, perfectly combining modern family living with easy access to Peterborough City Centre. Offered for sale with no forward chain, this corner-plot home is a fantastic opportunity not to be missed.

This immaculately presented, newly decorated detached town house is set on Crystal Drive within the ever-popular Sugar Way development, offering the perfect blend of modern family living with the convenience of easy access to Peterborough City Centre, and is offered for sale with no forward chain. Stepping through the front door, you are welcomed into a smart entrance hallway which provides access to a convenient downstairs WC and flows naturally through to the heart of the home. The spacious living room offers a wonderfully bright and comfortable space to relax, while a separate utility room adds valuable practicality for day-to-day family life. At the rear of the ground floor, the impressive kitchen diner is a real showstopper, offering ample space for cooking, dining and entertaining, and is ideally positioned with views over the established rear garden. Moving up to the first floor, a central landing leads to the beautifully proportioned master bedroom, complete with its own private en-suite shower room, along with a second generously sized double bedroom, a family bathroom, and a useful storage cupboard, giving this level a real sense of comfort and functionality. The second floor continues to impress, offering two further well-proportioned bedrooms, bedroom three and bedroom four, both served by their own landing area, making this a genuinely versatile layout well suited to growing families, home working, or multi-generational living. Outside, the property benefits from a tandem garage complete with power and a personnel door providing direct access into the rear garden, adding both security and everyday convenience. Sitting proudly on a corner plot, the home enjoys an established rear garden that is mainly laid to lawn, offering a lovely outdoor space to enjoy throughout the seasons, while the overall position and layout of this delightful town house make it a fantastic opportunity for buyers seeking space, flexibility and a ready-to-move-into home in a sought-after Peterborough location.

Entrance Hall
1.70 x 1.82 (5'6" x 5'11")

WC
1.43 x 1.03 (4'8" x 3'4")

Living Room
5.16 x 3.14 (16'11" x 10'3")

Kitchen Diner
5.17 x 2.92 (16'11" x 9'6")

Utility Room
1.77 x 1.79 (5'9" x 5'10")

First Floor Landing
2.66 x 2.66 (8'8" x 8'8")

Master Bedroom
3.09 x 3.16 (10'1" x 10'4")

En-Suite To Master Bedroom
1.38 x 2.20 (4'6" x 7'2")

Bedroom Two
3.20 x 3.06 (10'5" x 10'0")

Storage
0.81 x 1.78 (2'7" x 5'10")

Bathroom
1.90 x 2.17 (6'2" x 7'1")

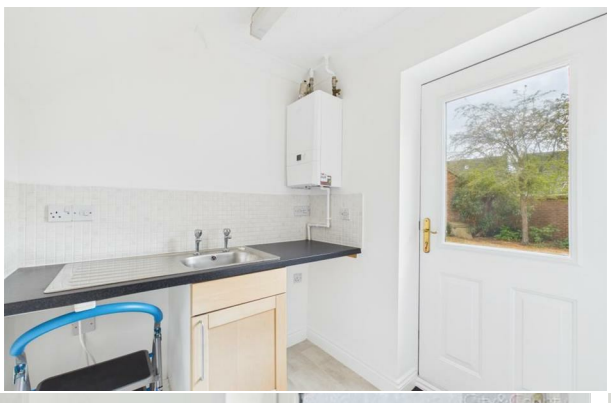


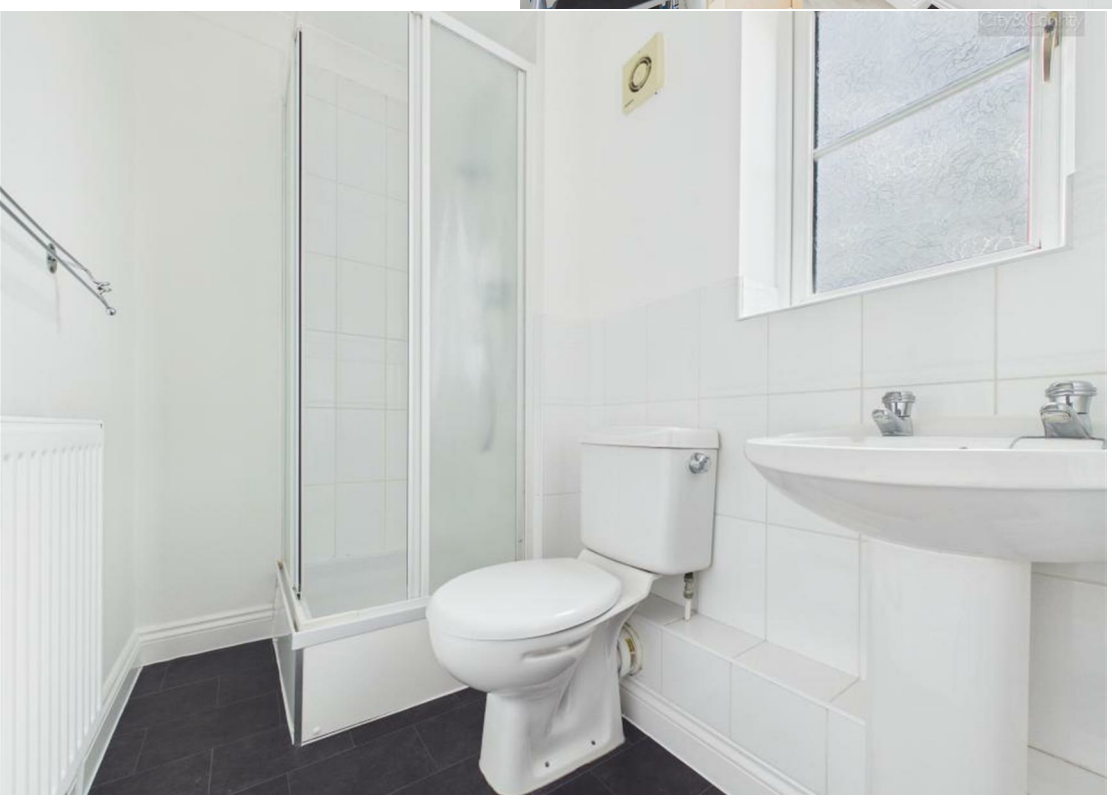






















Second Floor Landing
1.75 x 1.81 (5'8" x 5'11")

Bedroom Three
3.41 x 3.22 (11'2" x 10'6")

Bedroom Four
3.39 x 3.08 (11'1" x 10'1")

EPC - C
73/85

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 (answer yes if there are restrictions, eg does not allow pets): 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 (Tandem), Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.