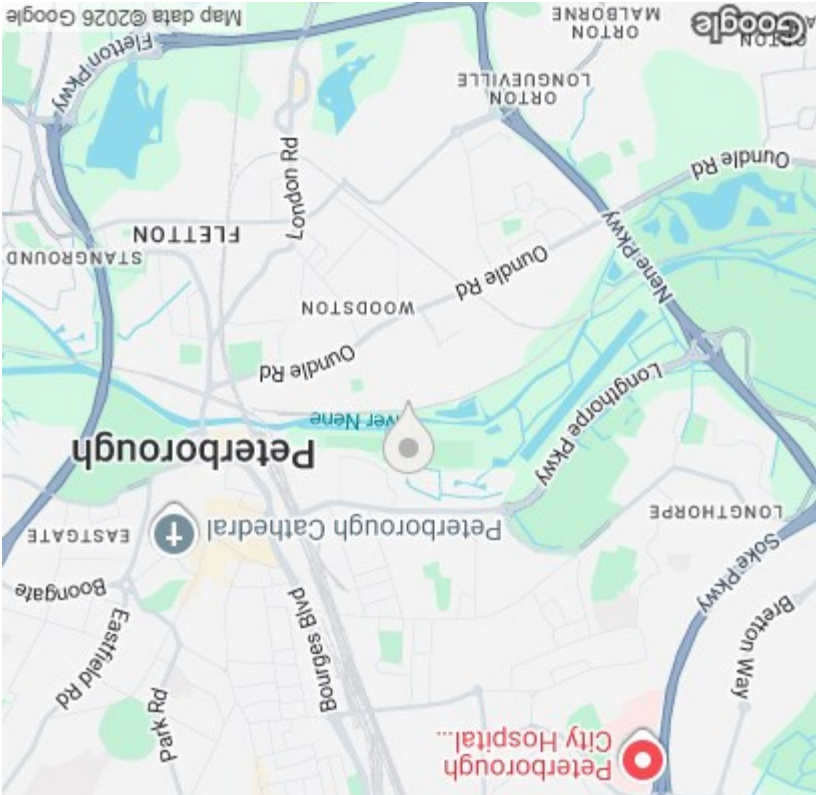




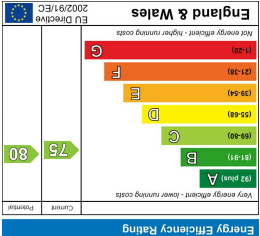
Floor Plan



Area Map



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.

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.

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.

Baldwin Drive

Sugar Way, Peterborough, PE2 9SD

****Guide Price £260,000 - £270,000 ****
Located on the ever-popular Sugar Way development in Peterborough, this attractive semi-detached home offers well-balanced accommodation throughout, making it an ideal purchase for families, professionals, and first-time buyers alike. Featuring three bedrooms, spacious living areas, a private en-suite to the master bedroom, a garage with driveway parking, and excellent access to local amenities and transport links, the property combines comfort, convenience, and practicality in a highly desirable residential location.

Situated on the highly sought-after Sugar Way development in Peterborough, this well-presented semi-detached home offers stylish and practical living accommodation arranged over two floors, ideal for families, first-time buyers, or those looking to upsize. Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the principal ground floor rooms, creating an immediate sense of space and flow throughout the home. To the front of the property is a comfortable dining room, perfectly suited for both everyday family meals and entertaining guests, while the separate kitchen offers a functional layout with ample workspace and storage. To the rear, the generous living room provides a bright and inviting setting to relax, with plenty of natural light enhancing the space and creating an ideal hub for modern family living. A convenient downstairs W/C completes the ground floor accommodation. Upstairs, the landing leads to three bedrooms, including a well-proportioned master bedroom benefitting from its own en-suite shower room, offering a private retreat for homeowners. The second bedroom is another excellent double room, while the third bedroom provides versatility for use as a child's room, nursery, dressing room, or home office. A contemporary family bathroom serves the remaining bedrooms. Externally, the property continues to impress with a driveway positioned in front of the garage, providing convenient off-road parking, while the garage itself offers additional storage or potential workshop space. Located within the ever-popular Sugar Way development, the property enjoys excellent access to local amenities, schooling, transport links, and Peterborough city centre, making it a fantastic opportunity for a wide range of buyers.

Entrance Hall
2.52 x 1.92 (8'3" x 6'3")

Living Room
4.73 x 3.05 (15'6" x 10'0")

Dining Room
2.53 x 2.93 (8'3" x 9'7")

Hallway
1.80 x 0.91 (5'10" x 2'11")

Kitchen
2.15 x 2.86 (7'0" x 9'4")

WC
1.82 x 0.94 (5'11" x 3'1")

Landing
1.39 x 2.71 (4'6" x 8'10")

Master Bedroom
2.64 x 3.85 (8'7" x 12'7")

En-Suite To Master Bedroom
2.03 x 1.24 (6'7" x 4'0")

Bedroom Two
2.62 x 3.07 (8'7" x 10'0")

Bathroom
2.04 x 1.69 (6'8" x 5'6")

Bedroom Three
2.06 x 2.14 (6'9" x 7'0")



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

EPC - C
75/80

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: Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

