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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Sugar Way, , Peterborough, PE2 9RL

***WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION* *CLOSE TO LOCAL AMENITIES*
*STUDY***

Regal Park are pleased to offer this well presented 4 Bedroom Detached Family Home in the popular location of Sugar Way. The property is situated within walking distance to city centre and train station and local amenities and comprises of; Entrance Hall, Lounge, Dining Room, Study, Shower Room, Kitchen/Breakfast Room, Utility.

The first floor has the Master Bedroom with built in wardrobes and En-Suite, 3 further Bedrooms and a Bathroom.

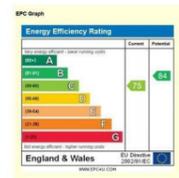
There is a Driveway providing off road parking and Single Garage to the rear of the property, access via Iris Drive and enclosed low maintenance rear garden.

Viewings Highly Recommended.

EPC: C

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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Offers in excess of £400,000
Freehold**



Entrance Hall

Two uPVC double glazed windows to front, radiator, laminate flooring, telephone point, stairs, door to:

Study

6'3" x 10'4" (1.91m x 3.16m)

UPVC double glazed bay window to front, radiator, laminate flooring, telephone point.

Lounge

17'1" x 11'6" (5.21m x 3.51m)

UPVC double glazed bay window to front, coal effect electric fireplace with surround, two double radiators, fitted carpet, TV point, uPVC double glazed sliding patio doors to garden.

Dining Room

10'4" x 10'4" (3.16m x 3.16m)

UPVC double glazed bay window to side, radiator, laminate flooring.

Shower Room

Fitted with three piece suite comprising walk in tiled shower enclosure with fitted power shower over, wash hand basin with drawers under and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Kitchen/Breakfast Room

12'10" x 11'7" (3.91m x 3.53m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, integrated fridge and dishwasher, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, tiled flooring, uPVC double glazed sliding patio doors to garden, door to:

Utility

6'0" x 11'7" max (1.83m x 3.53m max)

Fitted with a matching range of worktop space over and cupboards, sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, uPVC double glazed window to side, tiled flooring, door to garden.

Stairs and Landing

UPVC double glazed window to front, radiator, fitted carpet, storage cupboard with hot water cylinder, door to:

Bedroom 1

17'1" x 11'7" max (5.21m x 3.53m max)

UPVC double glazed window to front, uPVC double glazed window to rear, radiator, fitted carpet, telephone point, built-in double wardrobe(s), door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower cubicle with fitted power shower over and close coupled WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

Bedroom 2

10'1" x 11'7" (3.07m x 3.53m)

Two uPVC double glazed windows to side, radiator, fitted carpet.

Bedroom 3

8'3" x 10'4" max (2.51m x 3.15m max)

UPVC double glazed window to side, radiator, laminate flooring.

Bedroom 4

8'5" x 10'4" max (2.57m x 3.15m max)

UPVC double glazed window to front, radiator, laminate flooring.

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

Outside

There is a Driveway and Single Garage to the rear, with power and light connected, access via Iris Drive. The rear garden has a patio area, outside tap, circular paved area, outside lighting, artificial grass, timber pergola, mature flowers and trees, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

