



Bailey Way

Sugar Way, Peterborough, PE2 9SE

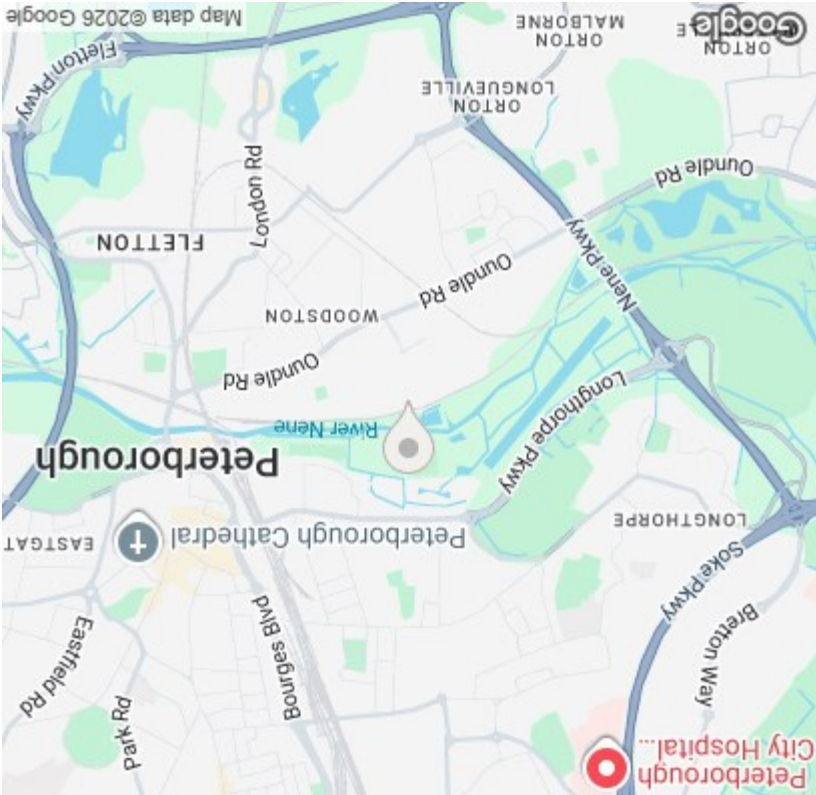
Guide Price £350,000 - Freehold , Tax Band - D



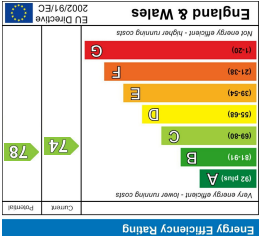
Floor Plan



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.

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*** Guide Price £350,000 - £375,000 ***

A superb four bedroom detached family home, ideally positioned within a private cul-de-sac location on Bailey Way. The property offers well-proportioned and versatile accommodation, including a dual aspect living room, additional reception room/snug and a spacious kitchen/dining room with adjoining utility room. Upstairs are four bedrooms, with the master bedroom benefiting from a dressing area and en-suite, alongside a family bathroom. Externally, the property enjoys a private enclosed rear garden, together with a single garage and driveway providing off-road parking. A downstairs WC and excellent overall layout further enhance the appeal, making this an ideal long-term family home.

Upon entering, the entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. The dual aspect living room is a bright and welcoming space, while the additional reception room provides a useful snug, ideal as a family room, playroom or home office. To the rear is the impressive kitchen/dining room, offering an excellent social and entertaining space with access to the adjoining utility room. A downstairs WC completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, with three good sized doubles. The master bedroom enjoying its own dressing area and private en-suite and the remaining bedrooms are served by the family bathroom. Outside, the enclosed rear garden provides a private space for families and entertaining, while the driveway and single garage offer useful off-road parking and storage.

Entrance Hall
099 x 450 (3'2" x 14'9")

Living Room
3.15 x 6.58 (10'4" x 21'7")

Office
296 x 333 (9'8" x 10'11")

WC
086 x 1.81 (2'9" x 5'11")

Kitchen
296 x 5.88 (9'8" x 19'3")

Utility Room
1.91 x 1.51 (6'3" x 4'11")

Landing
298 x 1.65 (9'9" x 5'4")

Dressing Room To Master Bedroom
253 x 3.22 (8'3" x 10'6")

En-Suite To Master Bedroom
1.50 x 1.89 (4'11" x 6'2")

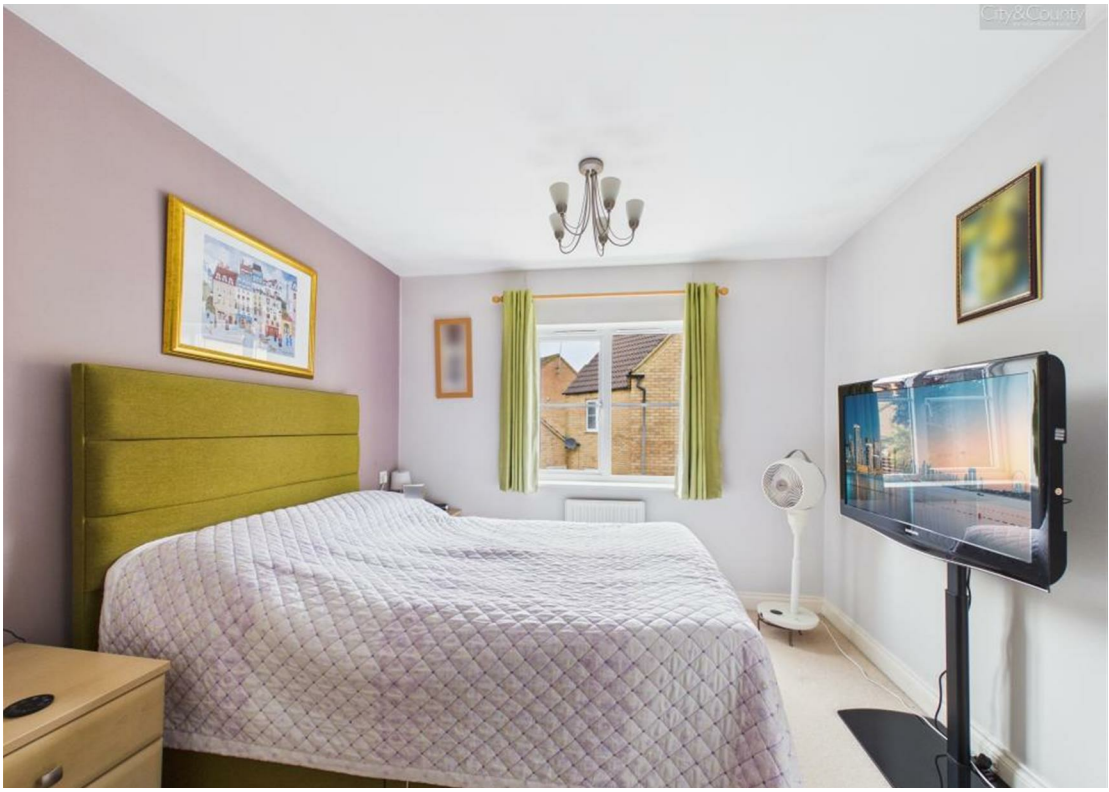
Master Bedroom
297 x 2.65 (9'8" x 8'8")

Bedroom Two
398 x 3.24 (13'0" x 10'7")

Bathroom
1.99 x 1.90 (6'6" x 6'2")

Bedroom Three
3.22 x 2.82 (10'6" x 9'3")

Bedroom Four
2.04 x 3.72 (6'8" x 12'2")



Garage
2.77 x 5.26 (9'1" x 17'3")

EPC - C
74/78

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, 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.

