



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnestateagents.com
www.fitzjohnestateagents.com



6 Baldwin Drive Sugar Way Peterborough PE2 9SD

Guide price £325,000



A modern spacious home located on the popular development of Sugar Way within easy reach of the City Centre and road links. This property offers gas central heating, car port, single garage, five bedrooms, two reception rooms, en suite, kitchen, study area, utility, bathroom and garden to rear. The property benefits from air conditioning and solar panels with income.



Entrance Hall
Window to front, radiator, fitted carpet, power point(s), coved ceiling with ceiling light, carpeted stairs to first floor landing, door to:

Utility 1.83m (6') x 1.80m (5'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for tumble dryer, window to rear, radiator with ceiling light, wall mounted gas radiator heating boiler with extractor fan.

Cloakroom
Window to side, fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashback, radiator, tiled flooring with ceiling light.

Bedroom 5 3.15m (10'4") x 3.14m (10'4")
Window to front, radiator, fitted carpet, power point(s) with ceiling light.

Bedroom 4 3.15m (10'4") x 2.63m (8'8")
Window to rear, radiator, fitted carpet, TV point, power point(s) with ceiling light.

First Floor Landing
Window to rear, radiator, fitted carpet, power point(s) with ceiling light, carpeted stairs to second floor landing.

Lounge 5.94m (19'6") x 3.25m (10'8")
Window to rear, window to front, fireplace, two radiators, fitted carpet, telephone point, TV point, power point(s), coved ceiling with pendant light ceilings, feature electric fireplace with Adam style surround.

Kitchen 3.15m (10'4") x 2.90m (9'6")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, built-in fridge/freezer and dishwasher, fitted electric double oven, built-in gas hob with extractor hood over, window to rear, radiator, tiled flooring, power point(s) with ceiling spotlights.

Dining Room 3.15m (10'4") x 2.94m (9'8")
Window to front, radiator, fitted carpet, power point(s), dado rail, coved ceiling with ceiling light.

Study area 1.83m (6') x 1.75m (5'9")
Window to front, radiator, fitted carpet, telephone point, power point(s), fitted and shelving with ceiling light, under-stairs storage cupboard, open plan, door to storage cupboard.

Second Floor Landing
Window to front, Airing cupboard, radiator, fitted carpet, power point(s) with ceiling light, access to loft space.

Bedroom 1 4.09m (13'5") x 3.20m (10'6")
Window to front, radiator, fitted carpet, telephone point, TV point, power point(s), coved ceiling with ceiling light, fitted wardrobes, door to:

En-suite
Fitted with three piece suite comprising vanity wash hand basin, shower enclosure and close coupled WC, tiled surround, window to rear, radiator, tiled flooring with ceiling light, extractor fan.

Dressing Room 1.75m (5'9") x 1.39m (4'7")
Window to rear, fitted carpet, power point(s) with ceiling light.

Bathroom
Fitted with three piece suite comprising panelled bath with hand shower attachment over and glass screen, vanity wash hand basin and close coupled WC, tiled surround, window to rear, radiator, tiled flooring with ceiling light, extractor fan.

Bedroom 2 3.38m (11'1") max x 3.02m (9'11")
Window to front, radiator, fitted carpet, TV point, power point(s) with ceiling light.

Bedroom 3 3.02m (9'11") x 2.97m (9'9")
Window to rear, radiator, fitted carpet, power point(s) with ceiling light.

OUTSIDE
Low maintenance front garden laid to gravel and outside lighting. Tarmac driveway with gated access, parking for two vehicles. Car port leads to single garage with metal up and over door, power and light connected. There is an established rear garden laid to lawn, enclosed by panelled fencing and timber shed. Patio seating area, personal access to garage and side gated access to driveway.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

