



12 Boleyn Avenue, Sugar Way PE2 9RA

£425,000



*** SPACIOUS DETACHED FAMILY HOME *** " Located in the sought after development of Sugar Way, this well presented 4 bedroom detached home provides easy access to both Peterborough City Centre and the Train Station. Featuring a double garage, parking, entrance hall, lounge, play room or office, kitchen/diner, cloakroom, utility, 4 bedrooms with an en-suite to bedroom 1 and a family bathroom. It is within close proximity to both Primary & Secondary Schools, making it ideal for families. EPC Energy Rating - C/Council Tax Band - E".

ENTRANCE HALL

19' 3" x 6' 4" (5.87m x 1.93m) (approx) Door to front, cupboard, radiator, understairs cupboard and stairs to first floor.

LOUNGE

17' 3" x 10' 8" (5.26m x 3.25m) (approx) UPVC double glazed window to front, french doors to rear and two UPVC double glazed windows to side.

KITCHEN / DINER

23' 4" x 10' 1" (7.11m x 3.07m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, gas hob, integrated dishwasher and space for a fridge/ freezer. UPVC double glazed window to rear, two UPVC double glazed windows to side.

RECEPTION ROOM/ PLAY ROOM

10' 2" x 7' 4" (3.10m x 2.24m) (approx) UPVC double glazed window to front and radiator.

INNER HALL

6' 7" x 2' 9" (2.01m x 0.84m) (approx) Door to side.

UTILITY

6' 4" x 5' 4" (1.93m x 1.63m) (approx) UPVC double glazed window to side, wall mounted boiler, plumbing for a washing machine and space for a tumble dryer.

CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.79m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. UPVC double glazed window to side.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and cupboard.

BEDROOM 1

17' 4" x 11' 0" (max) (5.28m x 3.35m) 7' 1" (min) (2.16m) (approx) UPVC double glazed windows to front and rear, two built in wardrobes and two radiators.

ENSUITE

8' 1" x 5' 4" (2.46m x 1.63m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to front.

BEDROOM 2

13' 3" x 9' 4" (4.04m x 2.84m) (approx) UPVC double glazed windows to rear and side, radiator.

BEDROOM 3

10' 5" x 9' 5" (3.17m x 2.87m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 4

7' 6" x 10' 3" (max) (2.29m x 3.12m) 7' 3" (min) (2.21m)(approx)UPVC double glazed window to side and radiator.

BATHROOM

8' 6" x 5' 5" (2.59m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to side.

OUTSIDE

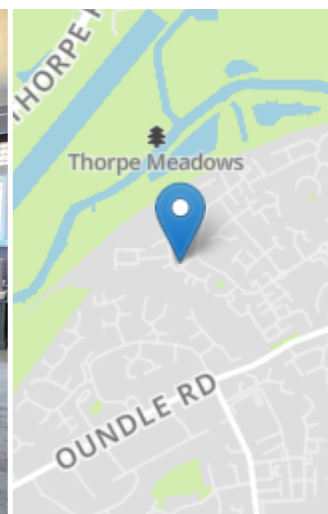
The rear of the property has fencing, mainly laid to lawn, patio area and mature shrubs.

GARAGE

18' 0" x 17' 0" (5.49m x 5.18m) (approx) A double garage with up and over door and side door.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	71	81

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.