

Baldwin Drive, PE2 9SD
Sugar Way
Peterborough
£475,000

Hurfords



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- Beautifully Presented Three Storey Detached Town House
- Five Good Size Bedrooms with Two En-Suite Shower Rooms
- Converted Garage to Studio Space
- Driveway Providing Off Road Parking for Multiple Vehicles
- Potential for Annexe Accommodation
- Contemporary Open Plan Kitchen/Dining Room
- Sought After Location of Sugar Way, Close to Schools and Amenities
- Close to Peterborough Train Station with London Kings Cross Accessed in Only 50 Minutes
Ideal for Commuters

5 Baldwin Drive Sugar Way Peterborough PE2 9SD

The ground floor beckons with its spacious layout, unveiling two double bedrooms, a convenient downstairs cloakroom, and a utility room for added convenience. The first bedroom impresses with its generous proportions and direct access to an en-suite adorned with a contemporary double shower cubicle and contemporary fixtures.

The second bedroom is a spacious double bedroom which is beautifully presented and befitting from access a versatile room. Currently serving as a home office but adaptable to become a lavish walk-in wardrobe or dressing area, catering to the homeowner's desires.

The utility room is situated to the rear of the property with access to the garden. Fitted with a range of base units, contemporary tiling and fitted storage for coats and shoes the utility room is a functional space for any families' requirements. The ground floor offer spacious and flexible accommodation and could be utilised as an annexe should the buyers require.

As you ascend the stairs to the heart of the home, the first floor unveils a captivating kitchen/dining room bathed in natural light from dual-aspect windows. The kitchen exudes elegance with its range of base units, complemented by wooden flooring, while seamlessly merging with the spacious dining area, perfect for hosting memorable gatherings.

The adjacent sitting room exudes warmth and charm, adorned with a feature contemporary log burning stove and contemporary flooring, providing a cosy retreat for relaxation and entertainment. Ascending to the second floor, a galleried landing leads to three generously proportioned bedrooms and a family bathroom. The master bedroom is a sanctuary of indulgence, boasting ample space and access to a contemporary en-suite adorned with his and hers sinks, chic panelling, and wooden effect flooring, offering a luxurious escape from the everyday hustle and bustle. Another double bedroom awaits, featuring wooden flooring and a window overlooking the front aspect, while the fifth



currently utilised as a dressing room, showcases fitted wardrobes and drawers finished to the highest standard, adding a touch of style to daily routines. The family bathroom epitomizes sophistication with tiled walls and a freestanding roll-top bath, inviting relaxation and rejuvenation. Outside, the property impresses with its charming curb appeal, accessed via a path leading to a welcoming wooden storm porch. A driveway provides ample off-road parking for multiple vehicles, leading to the converted garage. The garage, now a versatile studio space with contemporary wooden flooring and skylights, ideal for yoga sessions, workouts, or as a dedicated home office or business space. The landscaped rear garden is a haven of tranquility, boasting low-maintenance landscaping, a contemporary patio area, and decking, creating an idyllic setting for outdoor entertaining and relaxation. In summary, this impeccably presented townhouse epitomizes modern luxury, offering a harmonious blend of style, comfort, and practicality.

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Baldwin Drive, Peterborough
 Approximate Gross Internal Area
 Main House = 154 Sq M/1658 Sq Ft
 Outbuilding = 25 Sq M/269 Sq Ft
 Total = 179 Sq M/1927 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Ground Floor
 Bedroom One 13'7" x 10'4"
 Bedroom Two 13'7" x 10'8"
 Utility 6'2" x 5'11"
 First Floor
 Kitchen 19'7" x 10'4"
 Lounge 19'7" x 10'8"
 Second Floor
 Bedroom Three 13'6" x 10'7"
 Bedroom Four 11'3" x 10'10"
 Bedroom Five 10'4" x 8'2"
 Outbuilding
 Studio 16'8" x 16'3"

TENURE: FREEHOLD



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