



High Street, Eye Peterborough

Price: Freehold £400,000 guide price

- Immaculate Condition Throughout
- Downstairs Study
- Utility room
- Double Garage
- Two Gardens
- Access to property via a private road
- Situated in a conservation area
- Catchment area for Arthur Mellows school

EPC Rating: C



Located right on the High Street in the much sought after village of Eye, within walking distance of all local amenities such as the Co-op convenience store, hairdressers, doctors, chemist, Mattoni Italian Restaurant, a chip shop and other takeaway food outlets. Eye Green nature reserve is just a stroll away and it's a quick ten minute drive into Peterborough city centre for shopping! This well presented detached property boasts TWO beautifully maintained gardens, parking for several cars at the rear, THREE reception rooms and a superb modern fitted kitchen.

Entrance Hall

Lounge

4.77m x 3.75m (15'8" x 12'4")

Double patio doors giving access onto the decked area of the side garden, white quartz fireplace with gas coal effect fire.

Kitchen

4.03m x 2.66m (8'9" x 13'3")

A stunning top quality fitted kitchen with white quartz worktops and upstands including Philippe Starck designer oven, induction hob & angled glass extractor. Also included is built under integrated drinks fridge and a boiling water tap as well as under unit remote control led lighting and plinth lights. Karndean LVT design flooring carries on through into the utility room which is an extension of the kitchen.

Utility Room

2.18m x 1.85m (7'2" x 6'1")

More fitted base and wall units matching the kitchen with quartz worktops, undermount Blanco sink with Brita filter tap, space for a tall fridge freezer, under counter space for washing machine and dishwasher, wall mounted combi boiler.

Dining Room

3.38m x 2.95m (11'1" x 9'8")

Study

3.38m x 1.63m (11'1" x 5'4")

Cloakroom

Fitted with two piece suite wash hand basin and low-level wc, tiled splashback, radiator.

First Floor Landing

Access to loft space, door to:

Master Bedroom

3.53m x 4.77m (11'7" x 15'8") A lovely bright spacious master bedroom with built in double wardrobes and views over the garden

En-Suite Shower Room

Shower cubicle with thermostatic shower, low level wc, Roca vanity basin unit, full height tiling, extractor fan, shaver

point, radiator and vinyl flooring.

Bedroom 2

3.40m x 2.72m (11'2" x 8'11")

Bedroom 3

2.83m x 3.61m (9'3" x 11'10")

Bedroom 4

3.48m x 1.90m (11'5" x 6'3")

Family Bathroom

Fitted with three piece suite consisting of deep panelled bath with shower over and hinged glass shower screen, pedestal wash hand basin, shaver point, low-level WC, full height tiling, vinyl flooring, radiator and extractor fan.

Outside

The property is served by a quiet private road shared with just two other properties. The house is situated at the end of the cul-de-sac with parking for several cars and a block paved drive with double garage. There are two generous gardens which are linked via an adjoining gate. Garden one is at the rear as you enter the back gate from the drive and the main garden is at the side of the property, this can also be accessed from the lounge & kitchen. There is a huge L shaped decked area for entertaining with a gazebo at one end and a pergola at the other over the lounge to give shade in the summer months.

Detached Double Garage

With light and power, loft storage, rear courtesy door, up and over garage door.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB205989 - 0006

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