



Pershore Way
Eye, Peterborough, PE6 7QL

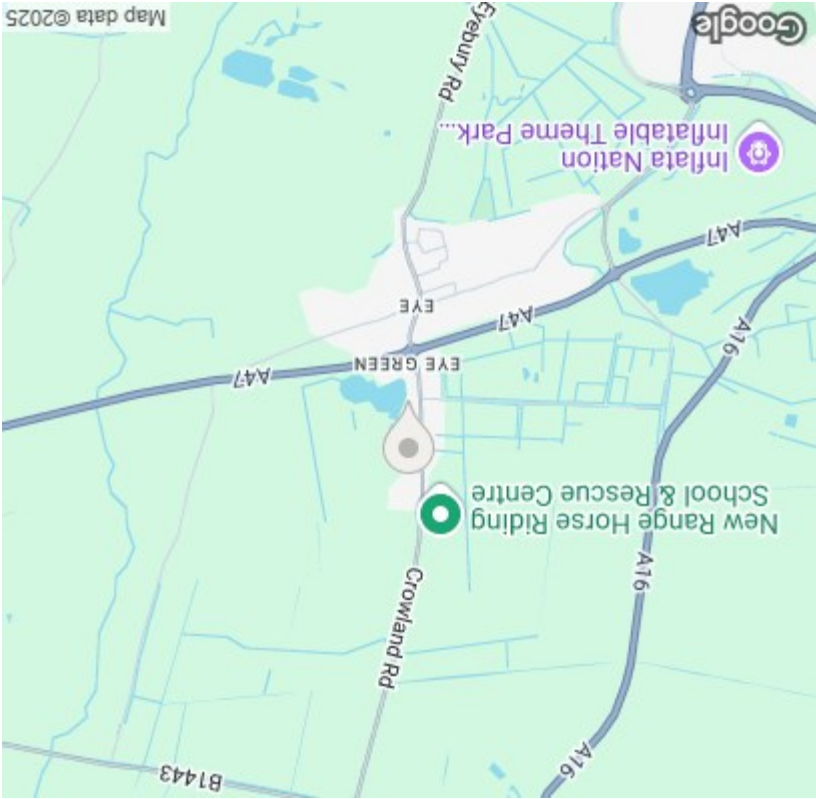
Asking Price £500,000 - Freehold , Tax Band - F

5 3 3 C

Floor Plan



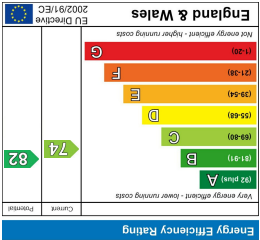
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

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 guarantee. 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. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Pershore Way

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Nestled in the charming area of Eye, Peterborough, on Pershore Way, this exquisite three-storey detached family home offers a perfect blend of modern living and natural beauty. With stunning views opposite of a serene lake and a delightful bird sanctuary, this property is a true gem.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the stylish accommodation throughout. The ground floor features a versatile study or snug room, a welcoming dining room, and a cloakroom. The heart of the home is undoubtedly the modern kitchen, complete with a breakfast room and a matching breakfast bar. French doors open onto a beautifully landscaped rear garden, seamlessly connecting indoor and outdoor spaces, making it ideal for entertaining. The first floor boasts three well-proportioned bedrooms, including a master suite with its own en-suite shower room, ensuring privacy and comfort. A spacious family bathroom serves the other bedrooms on this level. Ascending to the top floor, you will find two additional double bedrooms, each thoughtfully designed and accompanied by another shower room. Externally, the property is equally impressive. A double-width driveway provides ample parking for up to six vehicles, complemented by five-bar gated access leading to a double garage. The west-facing garden at the rear features a patio area, perfect for alfresco dining and enjoying the evening sun. This beautifully presented home is a rare find, offering spacious and versatile living in a picturesque setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- Entrance Hall
14' x 6'2"
- WC
4'11" x 4'11"
- Study/Snug
12'2" x 8'3" (max - including recess)
10'7" x 8'3" (min - excluding recess)
- Dining Room
12'2" x 10'4" (max - including recess)
10'7" x 10'4" (min - excluding recess)
- Living Room
18' x 10'4"
- Kitchen/Breakfast Room
14'9" x 10'11" (max - including recess)
14'9" x 7'10" (min - excluding recess)
- Utility Room
5'9" x 5'4"
- First Floor Landing
3'2" x 11'11"
- Master Bedroom
17' x 10'6" (max - including door recess)
13'6" x 10'6" (min - excluding door recess)
- En-Suite To Master Bedroom
8'5" x 4'7"
- Bedroom Two
13'8" x 10'6" (max - including recess)
11'4" x 10'6" (min - excluding recess)
- Bedroom Five
11'6" x 8'10" (max - including recess)
8'4" x 8'10" (min - excluding recess)
- Bathroom
8'5" x 6'10"
- Second Floor Landing
3'0" x 6'0"



- Bedroom Four
17'3" x 10'4" (max - including recess)
15'3" x 10'4" (min - excluding recess)
- Bathroom
11'11" x 5'8" (mac - including recess)
9'1" x 5'8" (min - excluding recess)
- Bedroom Three
17'3" x 8'7" (max - into recess)
15'3" x 8'7" (min - excluding recess)
- Garage
18'8" x 17'2"
- EPC - C
74/82
- Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: None
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: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
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: Double Garage, Gated Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: 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.

