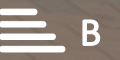




4 Luffield Close

Eye PE6 7ZA

Offers in excess of £270,000



## 4 Luffield Close

### Eye PE6 7ZA

Located in the popular village of Eye, this modern semi-detached family home is set on a corner plot within a cul-de-sac position. The property offers excellent accommodation and benefits from a good size kitchen/diner with built in appliances, downstairs cloakroom, and an en-suite to the master bedroom. Eye is a popular village and ideally located within a short drive of the Peterborough City Centre with good transport links nearby. Locally, the village benefits from good range of local amenities with local schools and, in brief the property comprises.

Front door leading into a light and airy entrance hall, with stairs to the first floor and landing. From the hall, doors either side lead into both the living room and kitchen areas. The living room is a good size living space benefitting from dual aspect windows, two single radiators and TV point. Into the kitchen/diner, with a matching range of wall and floor level units with worktop space over, stainless steel sink unit with mixer tap with storage under, with built in appliances, including an integrated dishwasher, fridge freezer, electric oven with fitted gas hob with stainless steel extractor hood over, a uPVC double glazed window overlooks the rear garden with uPVC double glazed French doors leading out to the rear garden, in addition, there is useful understairs storage cupboard with further door leading into a downstairs cloakroom comprising of a two piece suite.

On the first floor, the landing has a built in cupboard. The main bedroom benefits from built in fitted wardrobes with sliding doors and dual aspect windows, from here, a door leads into an en-suite shower room comprising of a three piece suite, with shower cubicle, pedestal wash hand basin, WC, heated towel radiator, and a window to the front aspect. There are two further decent size bedrooms off the landing and a three piece bathroom.

Outside to the front, the property is on a corner plot low maintenance artificial grass, and an outside light. A driveway to the side of the property provides off road parking and leads to a single garage with power & light connected. There is additional block paved parking available and gated access to the rear garden which is enclosed by wooden fencing and has low maintenance artificial grass, extensively paved patio, an outside light & tap and a courtesy door leading into the side of the garage.

Agents notes: Subject to a separate negotiation, various items of furniture may be included in the sale.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall:

Living Room:

18'6" x 10'5" (5.65m x 3.19m)

Kitchen/Diner:

18'6" x 11'10" (5.65m x 3.63m)

Downstairs Cloakroom:

First Floor & Landing:

Bedroom 1:

11'10" max x 10'7" max (3.61m max x 3.23m max)

En-suite Shower Room:

Bedroom 2:

10'2" x 11'9" max (3.12m x 3.60m max)

Bedroom 3:

8'3" max x 8'0" (2.52m max x 2.44m)

Family Bathroom:

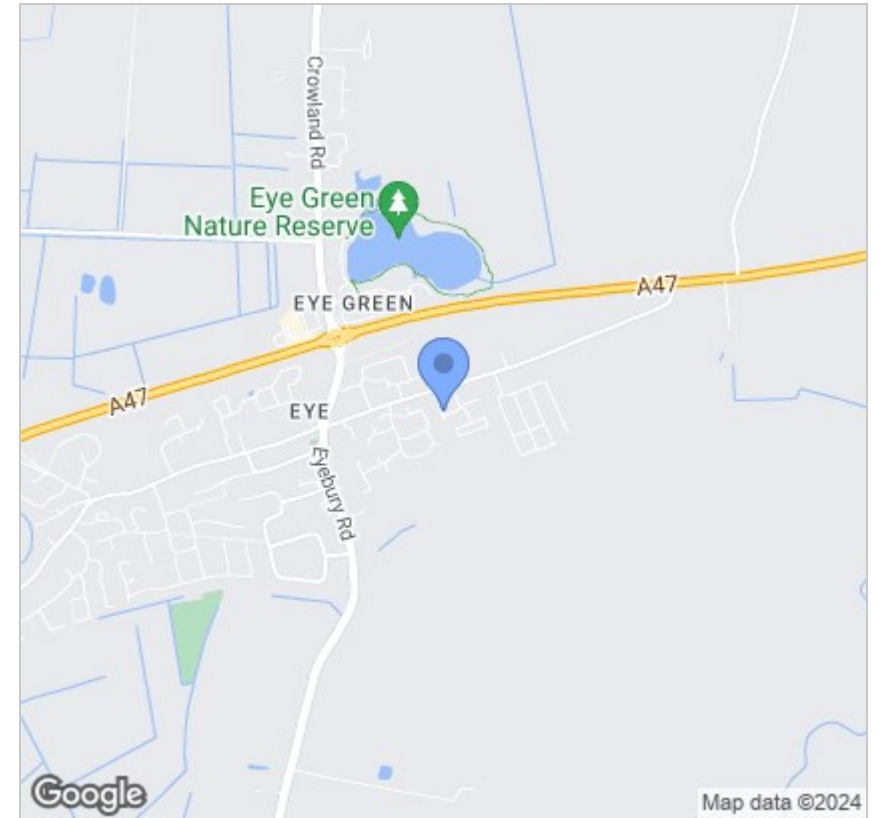
Garage:



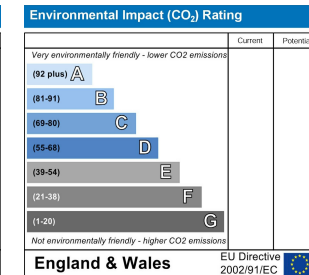
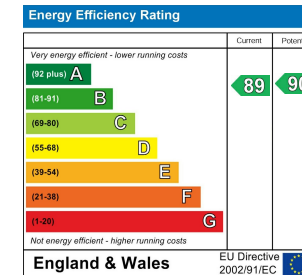
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,  
Peterborough, PE1 4RA  
T: 01733 834727  
E: peterborough@firminandco.co.uk