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18 Newstead Close Eye Peterborough PE6 7UH

Asking price £265,000



Located in the popular village of Eye Green, this spacious four-bedroom semi-detached home offers a fantastic opportunity for families, upsizers, or anyone looking for flexible living in a peaceful cul-de-sac setting.



The ground floor comprises a entrance porch, a spacious lounge, a separate dining room, a fitted kitchen, utility room, and a useful downstairs bathroom. The fourth bedroom on the ground floor offers excellent flexibility, perfect for a guest room, home office or multi-generational living.

Upstairs, the property features two double bedrooms, a single bedroom, and a further family bathroom.

Outside, the home boasts a gravelled driveway providing ample off-road parking for multiple vehicles and a fully enclosed rear garden, ideal for children, pets, or entertaining.

Eye Green is a well-regarded village on the outskirts of Peterborough, known for its community feel, convenient amenities, and excellent transport links. The village offers a range of local facilities including shops, a pharmacy, takeaways, a post office, pubs, and a popular primary school, all within walking distance.

For commuters, Eye Green provides easy access to the A47 and A15, with Peterborough city centre and train station just a short drive away, offering direct services to London and beyond.

One of the standout features of this property is its location within the catchment area for Arthur Mellows Village College, a highly sought-after secondary school in nearby Glington, rated Outstanding by Ofsted. This makes the property an attractive option for families looking to secure excellent education opportunities.

Additional benefits include uPVC double glazing throughout and gas central heating powered by a modern combi boiler fitted in 2022. The property is Council Tax Band B and has an EPC rating of D.

This is a fantastic opportunity to acquire a well-proportioned family home in a thriving village location with excellent amenities and schooling. Early viewing is highly recommended

Entrance Hall - 6'3 x 4'7

Carpeted flooring, radiator, uPVC double glazed window to the side, uPVC double glazed front.

Lounge - 19'2 x 12'11

Carpeted flooring, radiator, uPVC double glazed window facing the front, wooden double doors leading to Dining Room.

Dining Room - 11'0 x 9'0

Carpeted flooring, radiator, uPVC double glazed doors leading to garden.

Kitchen - 10'11 x 12'4

Vinyl flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed door leading to garden. Fitted wall and base units, space for freestanding range oven with extractor over, space for American style fridge/freezer, space for dishwasher, part tiled walls.

Utility - 4'4 x 8'2

Tiled flooring, space for washing machine.

Downstairs Bathroom - 5'3 x 8'1

Tiled flooring, radiator, standard WC, pedestal mounted wash hand basin, panelled bath with shower over, tiled walls, extractor fan.

Landing -

Bedroom One - 11'8 x 13'3

Carpeted flooring, radiator, uPVC double glazed window facing the front, built in wardrobes.

Bedroom Two - 10'1 x 9'10

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 9'10 x 8'0

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Family Bathroom - 9'3 x 8'3

Tiled flooring, radiator, frosted uPVC double glazed window facing the rear. Standard WC, pedestal mounted wash hand basin, panelled bath with shower over, tiled walls.

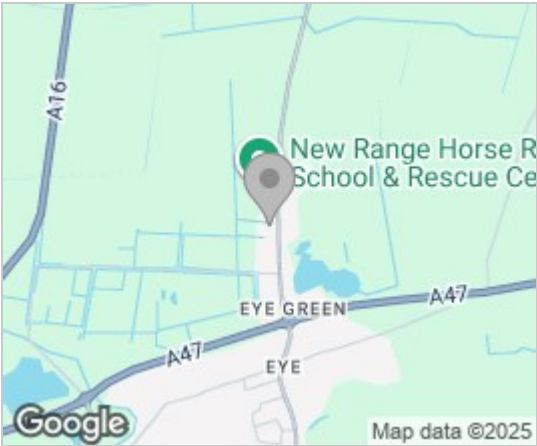
Garden -

Enclosed by a combination of timber lap fencing and brick built walls. Mainly laid to patio with lawn area.

Front -

Driveway adequate for multiple vehicles.

Area Map



Floor Plans



Energy Efficiency Graph

