# Newstead Close

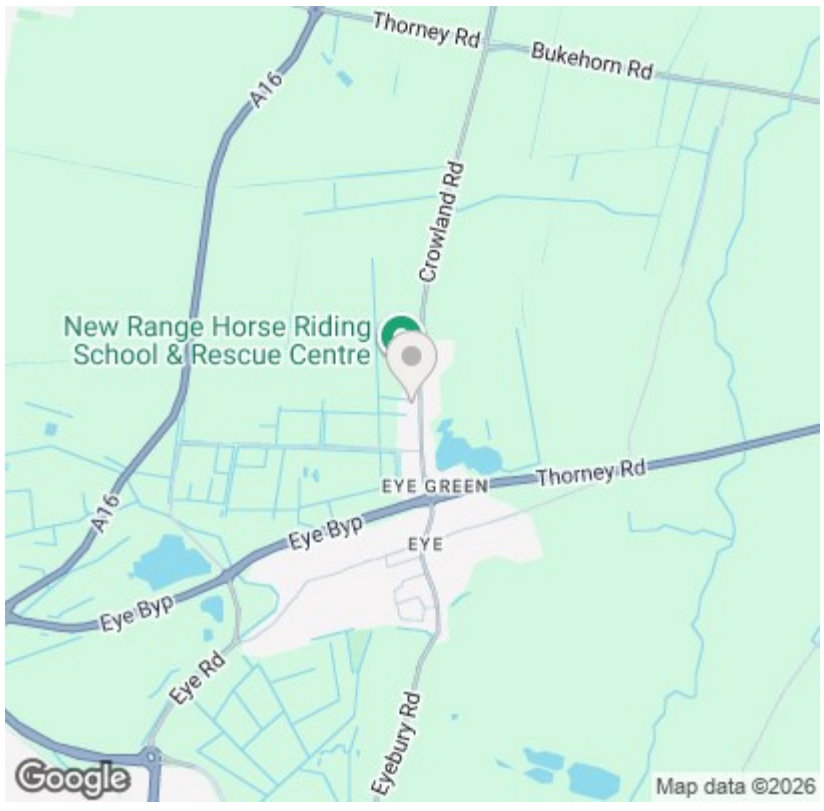
Eye, Peterborough, PE6 7UH

**Guide Price £260,000 - Freehold, Tax Band - B**

4 2 2 C

## Floor Plan

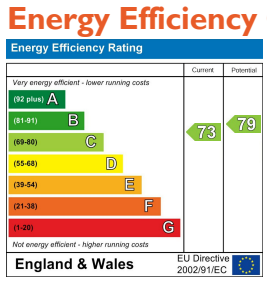
## Area Map




## Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

# Newstead Close

## Eye, Peterborough, PE6 7UH

** Guide Price £260,000 - £280,000**

Tucked away in the quiet cul-de-sac of Newstead Close in Eye, Peterborough, this beautifully presented, extended semi-detached chalet style home offers versatile, show home condition living across two floors, complete with a downstairs bedroom and shower room, stylish bi-fold doors connecting the dining room to the garden, a large driveway, and a generous low maintenance rear garden with a brick outbuilding offering exciting potential for further development.

This beautifully presented, extended semi-detached chalet style home is tucked away in the quiet cul-de-sac of Newstead Close in Eye, Peterborough, offering a wonderfully versatile layout finished to show home condition throughout, having been lovingly improved by its current owners over the past seven years. Stepping through the entrance porch, you're welcomed into the entrance hallway, a bright and practical space that sets the tone for the rest of the home and leads seamlessly through to the ground floor accommodation. To the front of the property lies the spacious living room, a comfortable and inviting space with plenty of room for the whole family to relax, while to the rear the home opens out into the elegant dining room, a wonderful space for entertaining, benefiting from stylish bi-fold doors that open out onto the garden and create a seamless connection between indoor and outdoor living, perfect for entertaining or simply enjoying the outside space. The dining room flows naturally through to the modern kitchen, which has been fitted with contemporary units and appliances and offers ample space for everyday cooking and family life. Also situated to the rear of the ground floor is bedroom four, a versatile room complete with its own adjacent shower room, making this an ideal setup for multi-generational living, guests, or those seeking single-level accommodation. Upstairs, the landing gives access to three further bedrooms, including the generous master bedroom, along with bedroom two and bedroom three, both well-proportioned rooms perfect for family, children, or home working, while the family bathroom has been finished to a modern, stylish standard. Outside, the property continues to impress, with a large driveway to the front providing off-road parking for several vehicles, while the rear garden is generously sized and has been thoughtfully designed with low maintenance in mind, featuring a selection of fruit trees that add both charm and productivity to the outdoor space. A particular highlight is the large brick outbuilding situated within the garden, currently used as valuable storage space but offering exciting potential to be converted into a stunning garden room, home office, or additional living space, subject to the usual consents, making this a truly exceptional family home with scope to adapt and grow to suit its new owners' needs.

**Entrance Porch**
1.94 x 1.46 (6'4" x 4'9")

**Living Room**
5.89 x 2.97 (19'3" x 9'8")

**Dining Room**
3.38 x 4.26 (11'1" x 13'11")

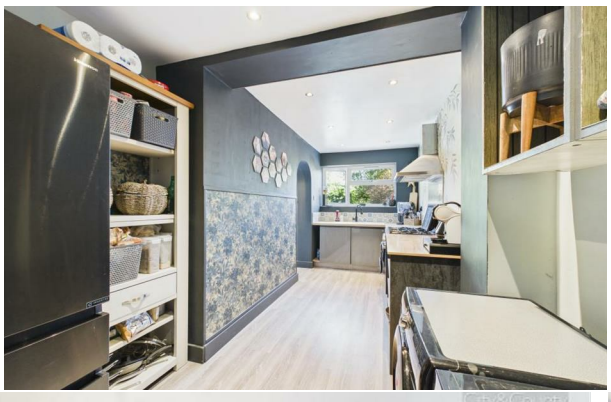
**Hallway**
1.01 x 0.93 (3'3" x 3'0")

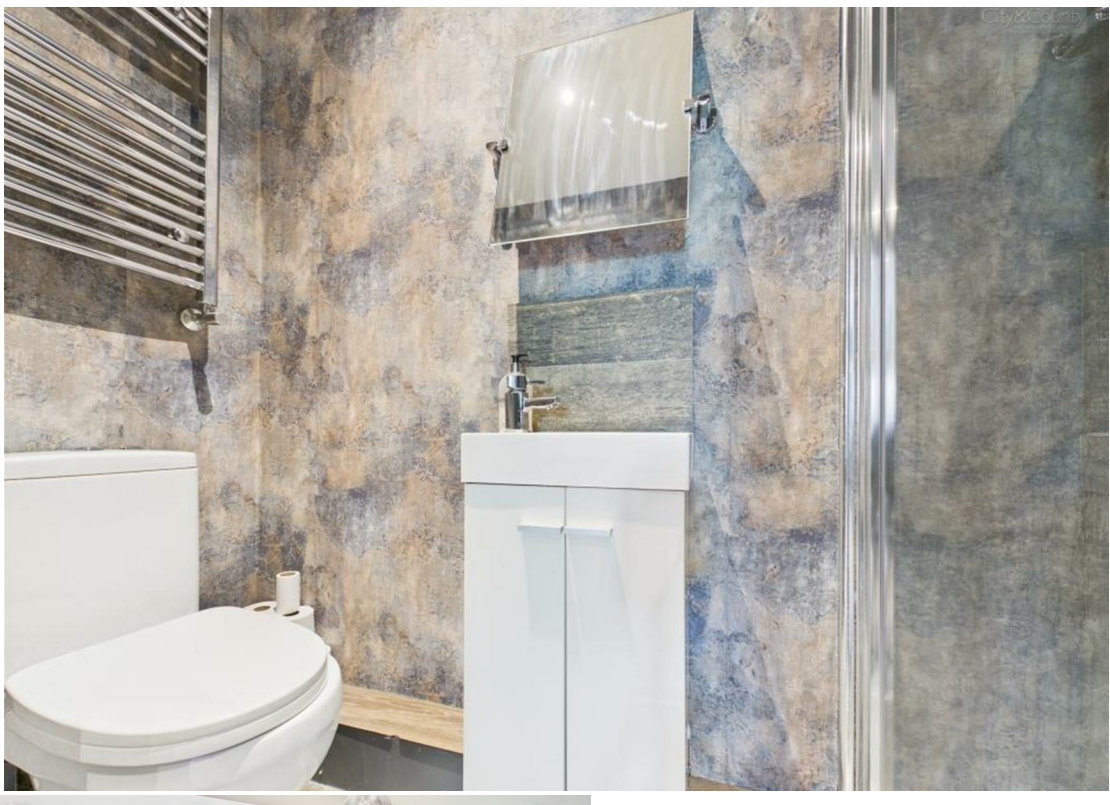
**Kitchen**
5.70 x 2.04 (18'8" x 6'8")

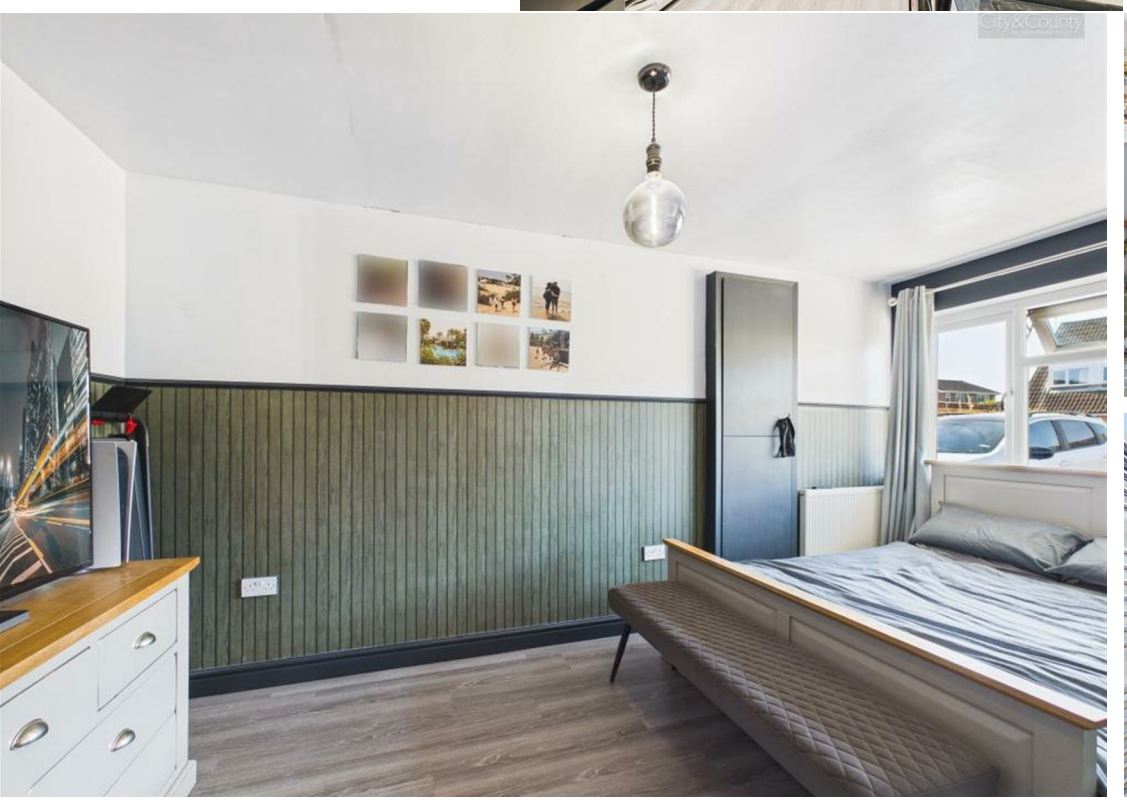
**Shower Room**
0.82 x 2.51 (2'8" x 8'2")

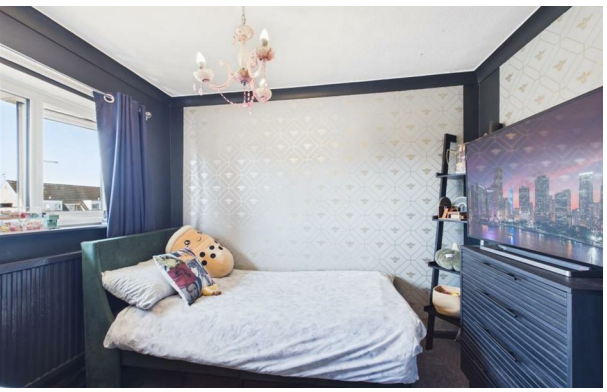
**Bedroom Four**
4.78 x 2.35 (15'8" x 7'8")

**Landing**
0.86 x 2.73 (2'9" x 8'11")









**Master Bedroom**
2.66 x 4.10 (8'8" x 13'5")

**Bathroom**
1.70 x 2.53 (5'6" x 8'3")

**Bedroom Two**
2.29 x 3.00 (7'6" x 9'10")

**Bedroom Three**
3.02 x 2.15 (9'10" x 7'0")

**Outbuilding**
3.26 x 6.80 (10'8" x 22'3")

**EPC - C**
73/79

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Great, 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.