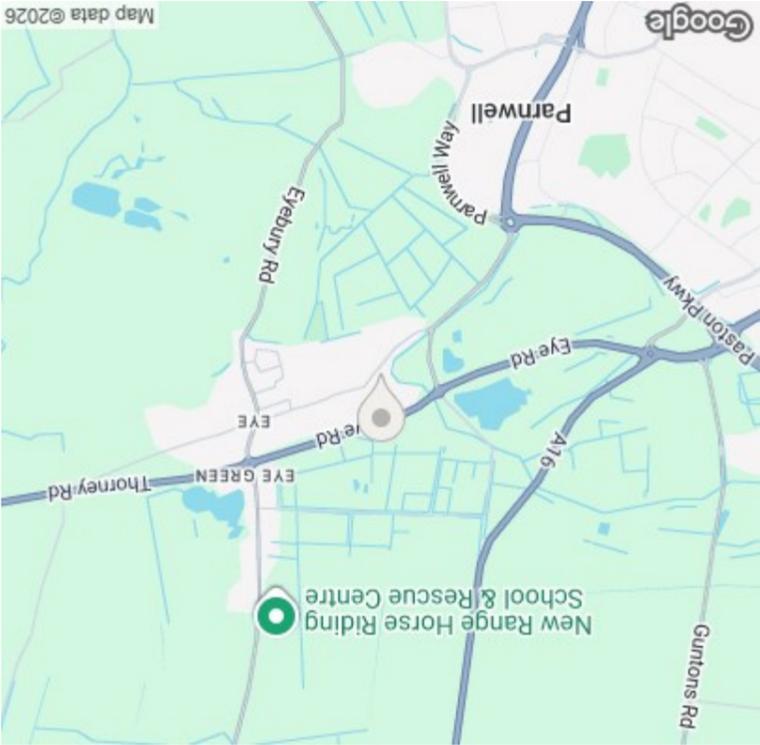


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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/>

England & Wales	
Energy Efficiency Rating	Current Rating
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Less energy efficiency - higher running costs	E
Low energy efficiency - higher running costs	F
Very low energy efficiency - very high running costs	G

Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



Wroxton Court

Eye, Peterborough, PE6 7PW

Guide Price £290,000 - Freehold , Tax Band - D



# Wroxton Court

Eye, Peterborough, PE6 7PW

\*\*\* Guide Price £290,000 - £300,000 \*\*\*

Tucked away in the sought-after village of Eye, Peterborough, this attractive detached home at Wroxton Court is an ideal choice for families looking for both space and community. Set on a desirable corner plot, this three-storey property combines modern living with the peaceful surroundings of village life.

Step inside and you're welcomed by a bright entrance hall leading to a practical cloakroom and two versatile reception rooms – perfect for relaxing together or entertaining guests. The heart of the home is the open-plan kitchen and living space, where French doors open onto the private, enclosed rear garden – a safe and sunny spot for children to play or for enjoying family barbecues. Upstairs, four well-proportioned bedrooms provide plenty of room for everyone. The top-floor master suite offers a sense of privacy with its own en-suite shower room, while a family bathroom serves the remaining bedrooms. Outside, a block-paved frontage offers parking for two vehicles, adding to the home's convenience. Families will particularly appreciate that the property is within the catchment for the highly regarded Arthur Mellows College, rated Outstanding by Ofsted – a huge benefit for those prioritising excellent local schooling.

This is a rare opportunity to secure a spacious, well-presented family home in one of the area's most desirable villages. With its welcoming community, great schools, and easy access to Peterborough, it's the perfect place to put down roots.

**Entrance Hall**  
1.16 x 5.88 (3'9" x 19'3")

**WC**  
0.87 x 1.97 (2'10" x 6'5")

**Kitchen Diner**  
2.64 x 4.85 (8'7" x 15'10")

**Living Room**  
4.92 x 3.22 (16'1" x 10'6")

**Conservatory**  
4.19 x 2.98 (13'8" x 9'9")

**First Floor Landing**  
2.06 x 3.89 (6'9" x 12'9")

**Bedroom Two**  
2.79 x 3.92 (9'1" x 12'10")

**Bedroom Three**  
2.22 x 4.22 (7'3" x 13'10")

**Bathroom**  
2.03 x 1.90 (6'7" x 6'2")

**Bedroom Four**  
2.61 x 2.18 (8'6" x 7'1")

**Second Floor Landing**  
1.56 x 1.30 (5'1" x 4'3")

**Master Bedroom**  
3.28 x 2.78 (10'9" x 9'1")

**En-Suite To Master Bedroom**  
1.74 x 1.79 (5'8" x 5'10")

**EPC - C**  
76/80



**Tenure - Freehold**  
Ownership of the property carries a responsibility to contribute towards the cost of any jointly used services, such as maintenance of a private road, a shared driveway, a boundary or drain. The vendor advises that the current figure is £250 per annum.

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Wide Doorways
- 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: 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: Fixed Wireless
- Internet Speed: up to 80Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - 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.

