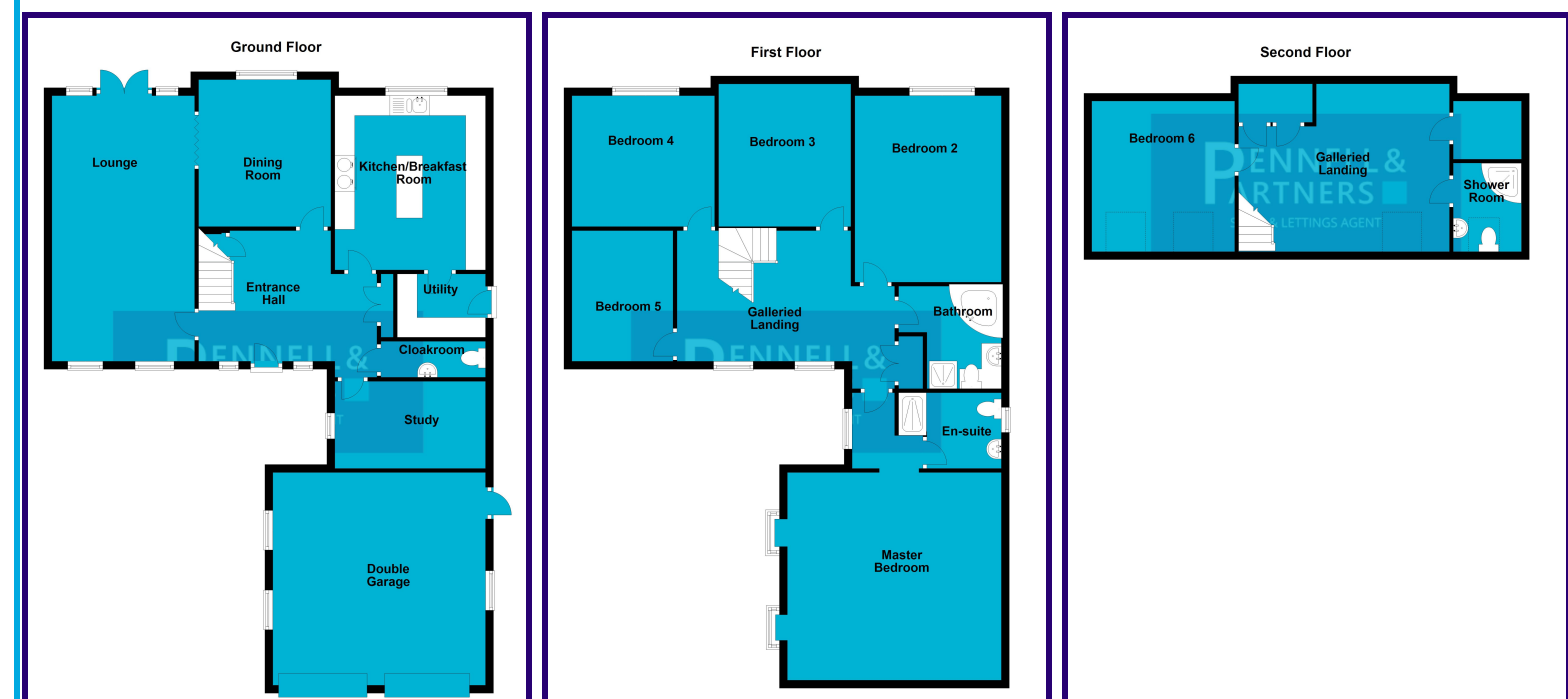




3 EASBY RISE, EYE, PETERBOROUGH, CAMBRIDGESHIRE. PE6 7TX

Guide Price £635,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

This property is a spacious and luxurious house set over three floors in the popular village location of Eye, near Peterborough. It boasts several impressive features, including six double bedrooms, three bathrooms, three reception rooms, and a double garage. The house is located in a private gated community, ensuring security and privacy.

This impressive home could ideally suit a growing or multi-generational family, or a discerning buyer seeking generous living accommodation and a peaceful home to spread out in.

The current owners of the property have been the sole owners since it was built, and they have installed a high-quality bespoke kitchen. The kitchen is equipped with a freestanding work island, adding both style and functionality to the space.

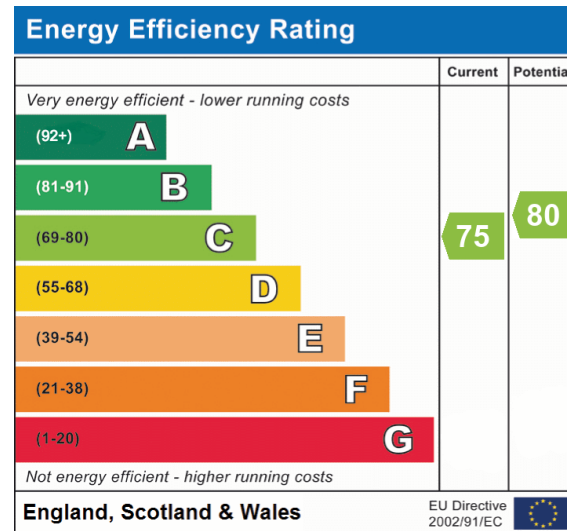
The house is presented in immaculate condition throughout, indicating that it has been well-maintained and cared for by the current owners.

Outside, there is a featured enclosed garden at the rear, offering a private outdoor space for relaxation and entertainment. At the front of the property, there is generous off-road parking leading to the integrated double garage, which is equipped with twin electric up-and-over doors.

The property's location is also advantageous, with easy access to the city centre and railway station. Additionally, it is conveniently situated close to the A47, providing excellent transport links to nearby areas.

Overall, this property offers a combination of luxury, space, and convenience, making it an appealing option for potential buyers or renters.

EPC Rating: C (75)



### Ground Floor

#### Entrance Hall

Composite front door to large entrance hall with UPVC double glazed windows to either side, feature balustrade staircase to the first and second floors with storage cupboard under, double doors to cloak cupboard, underfloor heating to an Amtico style wood effect flooring, coving to ceiling, and doors to the following rooms;

#### Cloakroom

Two-piece suite with wash hand basin with mixer tap and tiled splash back, boxed-in WC with tiled surround, UPVC double glazed window to side, half-height tiling to two walls, and under-floor heating.

#### Study

2.2m x 3.8m (7' 3" x 12' 6")  
UPVC double-glazed window to the front, underfloor heating to the Amtico style wood effect flooring, and coving to ceiling.

#### Lounge

3.6m x 6.7m (11' 10" x 22' 0")  
Feature fireplace surround with matching hearth, inset gas coal effect fire, UPVC double-glazed French doors to the rear garden, twin matching UPVC double-glazed windows to the front, underfloor heating, folding double doors to the dining room, and coving to the ceiling.

#### Dining Room

3.4m x 3.7m (11' 2" x 12' 2")  
UPVC double-glazed French doors to the rear garden, underfloor heating to Amtico style wood effect flooring, and coving to ceiling.

#### Kitchen Breakfast Room

3.6m x 4.4m (11' 10" x 14' 5")  
Quality bespoke 'Shaker' style kitchen comprising of an extensive range of base and drawer units, additional deep pan drawers, integrated fridge freezer, and dishwasher, fitted worktops, freestanding Rangemaster cooking range to traditional style fireplace recess with mantelpiece over and tiled splash backs, fitted worktops, and matching wall storage and display cupboards. Ceramic one-and-a-half bowl sink unit and drainer with chrome mixer tap over with recess lighting to pelmet over, and twin UPVC double-glazed windows to the rear.  
Feature free-standing work island with matching worktop and fitted base storage cupboards, recess wine rack, ceramic tiled underfloor heating, coving to ceiling, and door to the utility room.

#### Utility Room

2.0m x 1.6m (6' 7" x 5' 3")  
Fitted worktop with plumbing and recess for a washing machine, three-door base storage cupboard, matching wall cupboard, ceramic tiling to underfloor heating, and a half-flazed UPVC door to the side.

### First Floor

#### Galleried Landing

Generous sized light & airy galleried landing with further sweeping staircase to the second floor, UPVC double glazed window to the front, double doors to the linen cupboard, coving to ceiling, and doors to the following rooms:

#### Master Bedroom

5.4m x 5.2m (17' 9" x 17' 1")  
Master Bedroom access via a dressing area with UPVC double-glazed window to the front, door to the En Suite, and walk-through to the main bedroom.  
Twin UPVC double-glazed Dormer windows to the front, feature vaulted ceiling, TV point, and under floor heating.

#### En Suite Shower Room

Three-piece suite with shower cubicle with fully tiled walls, mains plumbed in shower, vanity wash hand basin with cupboards under, mixer tap, boxed-in low-level WC, fully tiled walls and floor with underfloor heating, recess lighting to ceiling, and UPVC double-glazed window to the side.

#### Bedroom Three

3.3m x 3.7m (10' 10" x 12' 2")  
Twin UPVC double-glazed window to the rear, underfloor heating, and coving to ceiling.

#### Bedroom Two

3.6m x 4.7m (11' 10" x 15' 5")  
Twin UPVC double-glazed windows to the rear, underfloor heating, and coving to ceiling.

#### Bedroom Four

3.6m x 3.2m (11' 10" x 10' 6")  
Twin UPVC double-glazed windows to the rear, underfloor heating, and coving to ceiling.

#### Bedroom Five

3.3m x 2.5m (10' 10" x 8' 2")  
Twin UPVC double-glazed windows to the front, underfloor heating, and coving to ceiling.

#### Bathroom

Quality four-piece suite with separate shower cubicle with mains shower and tiled surround, corner bath with mixer tap and shower attachment, vanity wash hand basin with cupboards under, boxed-in low-level WC, half-height tiled walls, recess lighting, tiled floor with under-floor heating, UPVC double glazed window to the side, and shaver point.

### Second Floor

#### Galleried Landing

Generous sized light & airy landing with twin door storage cupboard, double glazed Velux style window to the front, radiator, TV point, vaulted ceiling, and door to a large airing cupboard.

#### Bedroom Six

3.6m x 3.8m (11' 10" x 12' 6")  
Two double-glazed Velux style windows to the front, vaulted ceiling, radiator, storage cupboard to the eaves, and TV point.

### Outside

#### Front

The property is part of a private gated community with double wrought iron gates operated by intercom and video system, with a personalized fob entrance key. The communal private road driveway leads to the front of the property with its own private block-paved double driveway offering ample off-road parking for several vehicles. There is a management charge for the private road and electric gates of £1,000 P.A.

The driveway in turn leads to:

Double Garage (5.4m x 5.2m). Power and light connected, three UPVC double-glazed windows, two to the front, and one to the rear. UPVC part glazed private door to the side and rear of the house.

#### Rear

A fully landscaped garden with an extensive block paved patio area which in turn leads to the large central lawn. There is a purpose-built timber Gazebo with a pitched roof set on timber decking. There is an elevated timber decked pathway that leads to a further garden area with a circular paved patio area and a large stone curved ornate wall with pathways extending beyond the wall with twin granite chipped pathways. Mature and well-established flower and shrub borders throughout the garden, offer a very high degree of privacy. Outside tap to one side of the property with three separate compartment areas for housing wheelie bins.