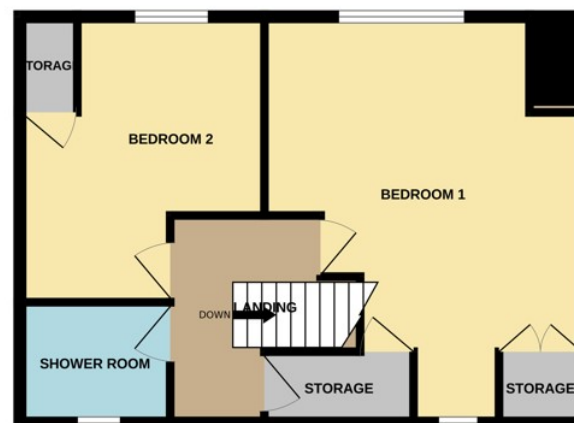




**14 Deerhurst Way, Eye PE6 7XD**

**£330,000**



\*\*\* 4 BEDROOM CHALET \*\*\* "Guide price of £330,000 - £340,000 for this 4 bedroom chalet provides flexible accommodation over two floors, with the first floor providing two bedrooms and a shower room and the ground floor providing a further two bedrooms, bathroom, living room, kitchen and dining area. Located in the popular village of Eye, the property also benefits from a garage/workshop and driveway. Viewings are essential to appreciate the space this home has to offer. EPC Energy Rating - D/Council Tax Band - C".



### ENTRANCE HALL

17' 0" x 5' 4" (5.18m x 1.63m) (approx)  
Door to front, radiator and stairs to first floor.

### BEDROOM 4 / STUDY

10' 4" x 8' 1" (3.15m x 2.46m) (approx)  
Window to rear and radiator.

### LOUNGE

14' 7" (max) x 13' 1" (4.45m x 3.99m) (approx)  
Window to front, two radiators and gas fire.

### BEDROOM 2

11' 9" x 11' 6"(min) (3.58m x 3.51m) 12' 8" (max) (3.86m) (approx) Window to front and radiator.

### BATHROOM

8' 0" x 7' 1" (2.44m x 2.16m) (approx)  
Fitted with a three piece suite comprising low level W/C , wash hand basin, bath with shower over, cupboard and heated towel rail. Window to side.

### KITCHEN

11' 1" x 10' 2" (3.38m x 3.10m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, Integrated double oven, hob, plumbing for a washing machine, slimline dishwasher, space for an undercounter fridge and wall mounted boiler. Arch to :-

### DINING ROOM

10' 4" x 6' 9" (3.15m x 2.06m) (approx)  
Window to rear and radiator.

### LEAN TO

17' 1" x 4' 3" (5.21m x 1.30m) (approx)  
Door to front and door to side.

### FIRST FLOOR LANDING

Two cupboards.

### BEDROOM 1

18' 7" (max)x 9' 7" (min) (5.66m x 2.92m) 13' 7"(min) x 8' 7" (min) (5.66m x 2.62m) (approx) Windows to rear and front and built in cupboard.

### BEDROOM 3

11' 1" (max) x 7' 2" (min) (3.38m x 3.78m) 12' 5" (max) x 9' 5" (min)(3.78m x 2.87m) ( L- Shape) ( approx) Window to rear and radiator.

### SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to front.

### OUTSIDE

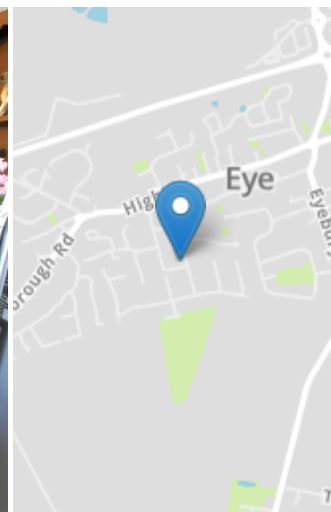
The front has a driveway. The rear of the property has fencing, patio slabs, gravel area and mature shrubs.

### GARAGE/ WORKSHOP

24' 8" x 8' 0" (7.52m x 2.44m) (approx)  
Up and over door to front, window to rear and door to side.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		