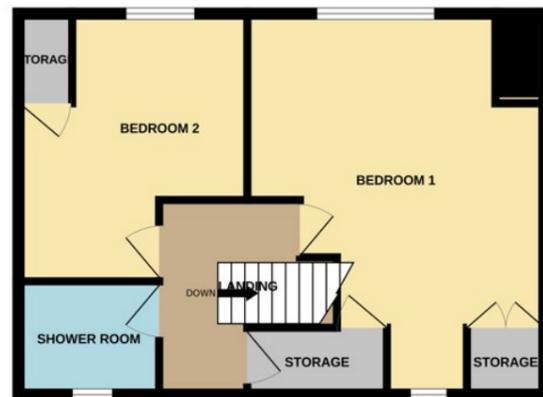




14 Deerhurst Way, Eye PE6 7XD

£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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	81
England, Scotland & Wales		
EU Directive 2002/91/EC		