


**Newstead Close, Eye, Peterborough PE6 7UH**
**£290,000**


\*\*\* 4 BEDROOM HOME WITH 2 RECEPTION ROOMS \*\*\* " Located in the popular area of Eye Green and in a cul de sac, this 4 bedroom semi detached home is ideal for families. Featuring an entrance, spacious lounge, dining room, kitchen, utility area, downstairs bathroom and one downstairs bedroom. Upstairs, there is 3 further bedrooms and another bathroom. The front provides parking and the rear garden is a good size. EPC Energy Rating - D/Council Tax Band - B. "



**ENTRANCE HALL**

6' 3" x 4' 6" (1.91m x 1.37m) (approx)  
Door to front and window to side.

**LOUNGE**

19' 1" (max) x( 12' 9" (max))(5.82m x 3.89m) 9' 8" (min) (2.95m) (approx)  
French doors to dining room. UPVC double glazed window to front and radiator.

**KITCHEN**

12' 3" x 10' 9" (3.73m x 3.28m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge/freezer and space for a dishwasher. UPVC double glazed window to rear and door to rear.

**DINING ROOM**

12' 0" x 9' 0" (3.66m x 2.74m) (approx)  
French doors to rear and radiator.

**BEDROOM 4 / RECEPTION ROOM**

12' 8"(min) (3.86m) 16' 0"(into wardrobe) x 8' 0" 4.88m x 2.44m) (approx) Window to front.

**INNER HALL**

Stairs to first floor.

**UTILITY**

8' 1" x 4' 3" (2.46m x 1.30m) (approx)  
Plumbing for a washing machine open into:-

**BATHROOM**

8' 1" x 3' 3" (2.46m x 0.99m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator.

**BEDROOM 1**

11' 2" (max) x 8' 5"(min)(3.40m x 2.57m) 13' 2"(max) x 11' 0"(max) x 11' 0"( 4.01m x 3.35m) (approx) Window to front, built in wardrobe and radiator.

**BEDROOM 2**

9' 7" (max) x 7' 8" (min) (2.92m x 2.34m) (approx) Window to rear and cupboard.

**BEDROOM 3**

6' 8" (min) x 7' 8" (max) (2.03m x 2.34) ( 9' 2" (into wardrobe)( 2.79m)(approx) Window to front and built in wardrobe.

**BATHROOM**

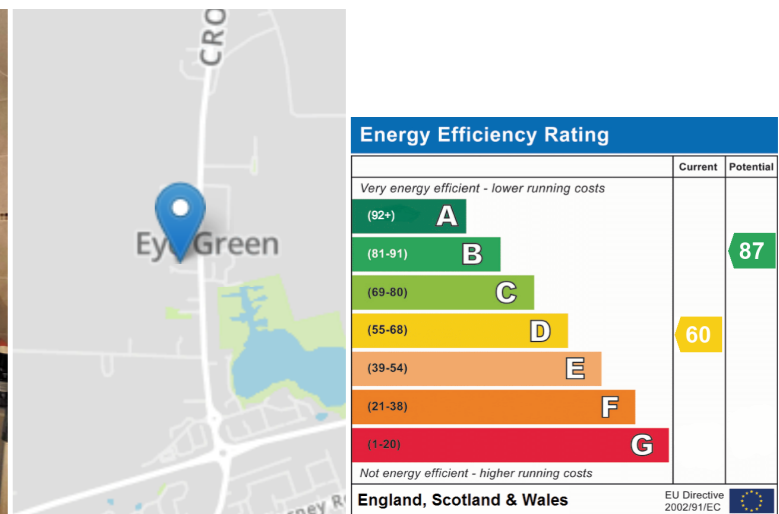
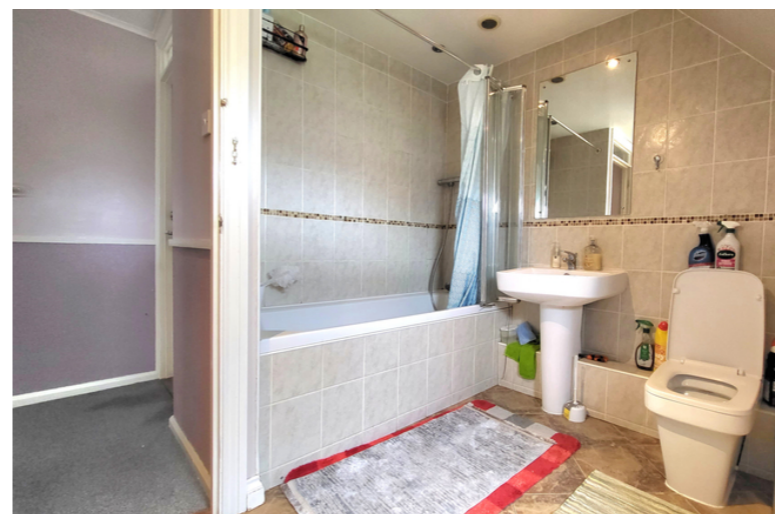
9' 3" x 8' 3" (2.82m x 2.51m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator.

**OUTSIDE**

The front of the property has off road parking at the front and a gravel area. The rear of the property has fencing, laid to lawn, gravel area, patio area and mature shrubs,

**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.



Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.