







9 Beaulieu Court, Eye PE6 7XT



*** 4 DOUBLE BEDROOMS *** " Guide Price of £285,000 - £290,000 for this 4 bedroom home is ideal for families. Featuring a lounge, kitchen/diner which is open into the conservatory, 4 double bedrooms, bathroom, en-suite to bedroom 1 and a garage. Located in a cul de sac in the popular village of Eye, Viewings are highly appreciated to appreciate this house. EPC Energy Rating - C/ Council Tax Band - B".

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LIVING ROOM

15' 3" 4.39m x4.65m)(approx) Door (approx) French doors to rear, to side, window to front and UPVC double glazed windows to cupboard.

INNER HALL

Stairs to first floor.

KITCHEN / DINER

7' 7" (min)(2.31m) 11' 1"(max) x 15' **BEDROOM 2** 1" 3.38m x 4.60m) (Approx) Fitted 10' 5" x 10' 9" (3.17m x 3.28m) with a range of base and eye level (approx) Window to front and units with work surfaces over, radiator. stainless steel sink with mixer tap, integrated double oven, five ring gas hob, plumbing for a washing machine, space for a dishwasher, space for an undercounter fridge and radiator. Open into:-

CONSERVATORY

11' 9" (min) (3.58m) 14' 5"(max) x 9' 7" x 10' 1" (2.92m x 3.07m) rear and side.

FIRST FLOOR LANDING

UPVC double glazed window to side and radiator.

BEDROOM 3

8' 3" x 11' 3" (2.51m x 3.43m) (approx) Window to rear, cupboard and radiator.

BATHROOM

6' 8" x 7' 3" (2.03m x 2.21m) 3' 7" x 11' 5" (1.09m x 3.48m) (approx) Fitted with a three piece (approx) Fitted with a three piece suite comprising low level W/C, suite comprising low level W/C, wash hand basin, bath and radiator. wash hand basin, shower cubicle and heated towel rail. Window to Window to rear. rear.

BEDROOM 4

8' 5" x 9' 8" (2.57m x 2.95m) OUTSIDE (approx) UPVC double glazed window to front and radiator.

INNER HALL

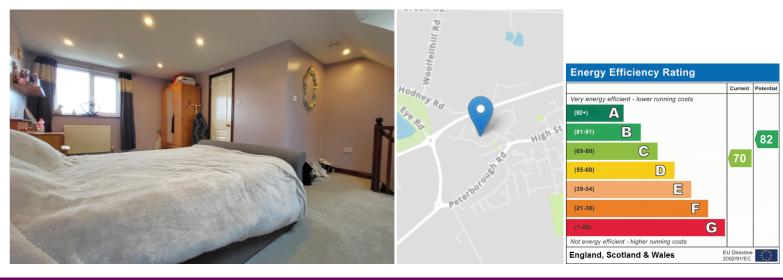
Stairs to second floor slanted window to front.

BEDROOM 1

4.65m) 18' 9" (5.71m)(approx) the property. Not to scale and is window to rear, slanted window to meant as a guide only. front, radiator and eaves storage.



ed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details pr existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only



EN-SUITE

GARAGE

8' 7" x 17' 8" (2.62m x 5.38m) (approx) Up and over door to front.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings 10' 4"(min) x 15' 3"(max) (3.15m x do not represent the current state of

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