



**9 Beaulieu Court, Eye PE6 7XT**

**£285,000**



\*\*\* 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".



## LIVING ROOM

11' 9" (min) (3.58m) 14' 5"(max) x 15' 3" 4.39m x4.65m)(approx) Door to side, window to front and cupboard.

## INNER HALL

Stairs to first floor.

## KITCHEN / DINER

7' 7" (min)(2.31m) 11' 1"(max) x 15' 1" 3.38m x 4.60m) ( Approx) Fitted with a range of base and eye level units with work surfaces over, 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

9' 7" x 10' 1" (2.92m x 3.07m) (approx) French doors to rear, UPVC double glazed windows to rear and side.

## FIRST FLOOR LANDING

UPVC double glazed window to side and radiator.

## BEDROOM 2

10' 5" x 10' 9" (3.17m x 3.28m) (approx) Window to front 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) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to rear.

## BEDROOM 4

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

## INNER HALL

Stairs to second floor slanted window to front.

## BEDROOM 1

10' 4"(min) x 15' 3"(max) (3.15m x 4.65m) 18' 9" (5.71m)(approx) window to rear, slanted window to front, radiator and eaves storage.

## EN- SUITE

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

## OUTSIDE

## 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 do not represent the current state of the property. Not to scale and is meant as a guide only.

