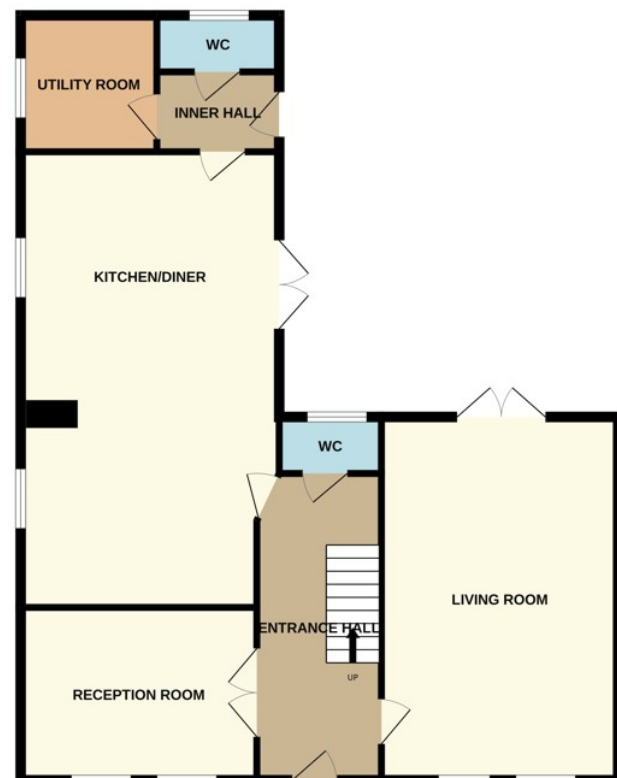




**38 Thorney Road, Eye PE6 7XQ**

**£500,000**



\*\*\* SPACIOUS FAMILY HOME \*\*\* " Versatile and spacious, this executive 5 bedroom family home is located in the sought after area of Eye. Featuring 5 bedrooms, 2 with en-suites, 2 WC's, family bathroom, entrance hall, living room, kitchen/family space, dining room, inner hall, utility room and double garage! Viewings are highly recommended to appreciate this exceptional home. EPC Energy Rating - B/Council Tax Band - F ".



## ENTRANCE

Door to front, stairs to first floor.

## CLOAKROOM

3' 1" x 5' 8" (0.94m x 1.12m) (approx) Fitted with a two piece suite comprising of a low level W/C, wash hand basin and radiator. Window to rear.

## LIVING ROOM

13' 2" x 20' 3" (4.01m x 6.17m) (approx) Two windows to front, French doors to rear and radiator.

## RECEPTION ROOM

9' 8" x 12' 6" (2.95m x 3.81m) (approx) Two windows to front and radiator.

## KITCHEN / DINER

14' 4" x 25' 6" (4.37m x 7.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven and hob, integrated fridge / freezer and integrated dishwasher. French doors to side and two windows to side.

## INNER HALL

Door to side.

## UTILITY ROOM

7' 6" x 7' 7" (2.29m x 2.31m) (approx) Fitted with a range of base units, sink with mixer tap, space for washer and dryer, boiler in cupboard and radiator. Window to side.

## CLOAKROOM

3' 2" x 6' 4" (0.97m x 1.93m) (approx) Fitted with a two piece suite comprising of a low level W/C, wash hand basin and radiator. Window to rear.

## FIRST FLOOR LANDING

Loft access and radiator. Window to side.

## BEDROOM 1

13' 3" (4.04m) x 12' 0" (min) 19' 2"(max) (3.66m x 5.84m) (approx) Window to rear, two windows to front, built in wardrobe and radiator.

## ENSUITE

6' 4" x 7' 2" (1.93m x 2.18m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

## BEDROOM 2

14' 4" (4.37m) x 9' 5" (min) 16' 0"(max) (2.87m x 4.88m) (approx) Built in wardrobe and radiator. Two windows to side.

## ENSUITE

3' 4" x 8' 0" (1.02m x 2.44m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin, shower cubicle and heated towel rail.

## BATHROOM

8' 1" x 8' 8" (2.46m x 2.64m) (approx) Fitted with a four piece suite comprising of low level W/C, wash hand basin, bath and shower cubicle. Heated towel rail. Window to side.

## BEDROOM 3

11' 6" x 12' 2" (3.51m x 3.71m) (approx) Two windows to front and radiator.

## BEDROOM 4

8' 4" x 8' 8" (2.54m x 2.64m) (approx) Window to side and radiator.

## BEDROOM 5

7' 5" x 8' 1" (2.26m x 2.46m) (approx) Window to front and radiator.

## OUTSIDE

The rear of the property is mainly laid to lawn, paved patio area and mature shrubs.

## GARAGE

## 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.

## AGENT NOTES

The property has solar panels.

