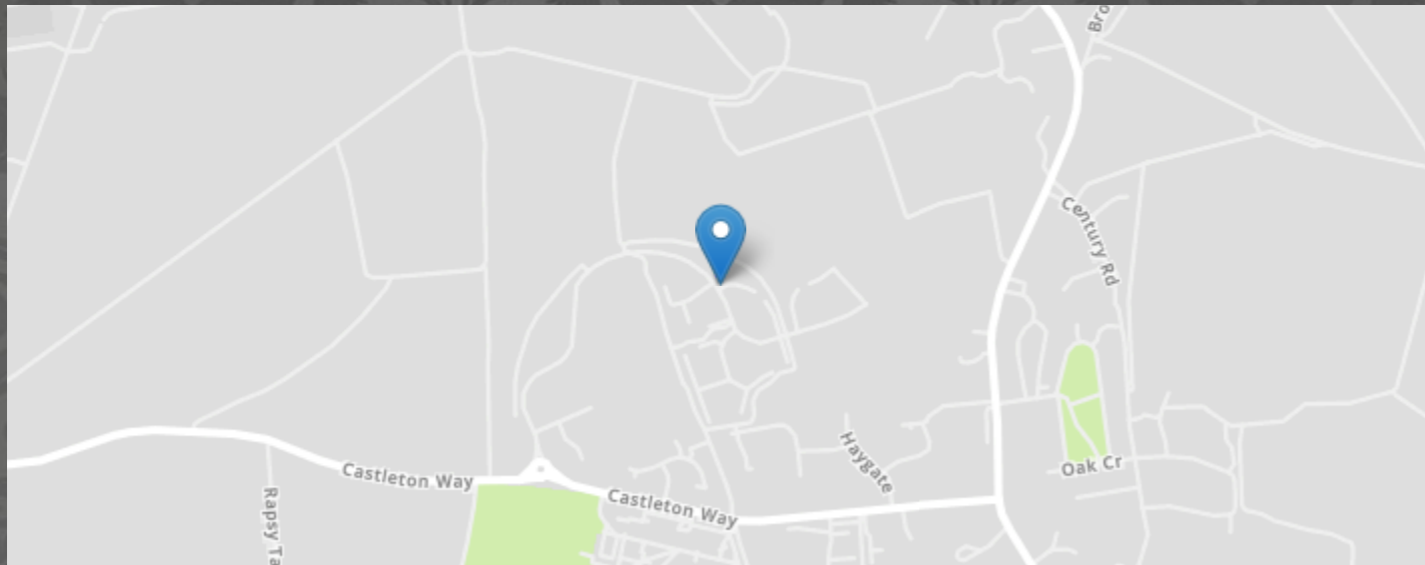


## Cunningham Drive, Eye



# MARKS & MANN



- GUIDE PRICE: £375,000-£400,000.
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- DETACHED FOUR BED FAMILY HOME
- SITTING ROOM AND STUDY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE, SOUTH-WEST FACING REAR GARDEN



## Cunningham Drive, Eye

Guide Price: £375,000-£400,000. DETACHED FOUR BEDROOM FAMILY HOME with PRIVATE, SOUTH-WEST facing GARDEN, GARAGE and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, sitting room, STUDY, OPEN-PLAN kitchen/dining/family room, UTILITY ROOM and downstairs cloakroom, with four bedrooms, an EN-SUITE to bedroom one, and a family bathroom. An internal viewing is strongly advised to appreciate the SPACIOUS and VERSATILE accommodation that is on offer.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£375,000 Guide Price**

## Cunningham Drive, Eye

### Entrance hall

Stairs to the first floor and doors to the sitting room, study and open-plan kitchen/dining/family room.

### Sitting room

3.92m x 3.13m (12' 10" x 10' 3") Window to front enjoying field views.

### Study

2.35m x 1.75m (7' 9" x 5' 9") Window to front with field views.

### Open-plan kitchen/dining/family room

5.75m x 5.47m (18' 10" (Max) x 17' 11") Window and French doors to rear, overlooking and leading into the garden. Space for a family dining table and a comfy seating/sofa area. Modern kitchen with range of matching base and eye level units with worktops over, sinks, built-under oven with hob and extractor over, with integrated appliances including a fridge/freezer and dishwasher. There is an island/breakfast bar with matching base units with worktop over with space for breakfast/bar stools. Understairs storage cupboard and door to:

### Utility room

1.97m x 1.58m (6' 6" x 5' 2") Range of matching base and eye level units with worktops over, space and plumbing for a washing machine and tumble-dryer. External door to the rear garden and internal door to:

### Downstairs cloakroom

Window to side, wash hand basin and WC.

### First floor landing

Access to airing cupboard, all four bedrooms and the family bathroom.

### Bedroom one

4.04m x 3.55m (13' 3" x 11' 8") Window to front with field views, door to:

### En-suite shower room

Window to front, shower cubicle, hand wash basin and WC.

### Bedroom two

4.25m x 3.21m (13' 11" x 10' 6") Window to front with field views, built-in storage cupboard.

### Bedroom three

3.19m x 2.76m (10' 6" x 9' 1") Window to rear, overlooking the garden.

### Bedroom four

2.96m x 2.13m (9' 9" x 7' 0") Window to rear, overlooking the garden, built-in double wardrobe.

### Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

### Outside

Shared private drive leads to your private driveway, with parking for multiple vehicles, leading to the garage, with up and over door, power and light connected. The front garden has plant and shrub borders, with a path leading to the front door. A side gate gives access to the rear garden.

The south-west facing garden has a patio to the immediate rear of the property, with the remainder mainly laid to lawn, enclosed by a mixture of wooden fencing and walls.

### Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band D.

EPC rating B.

Our ref: SM/elr.

### Directions

Using a SatNav, please use IP23 7FE as the point of destination.

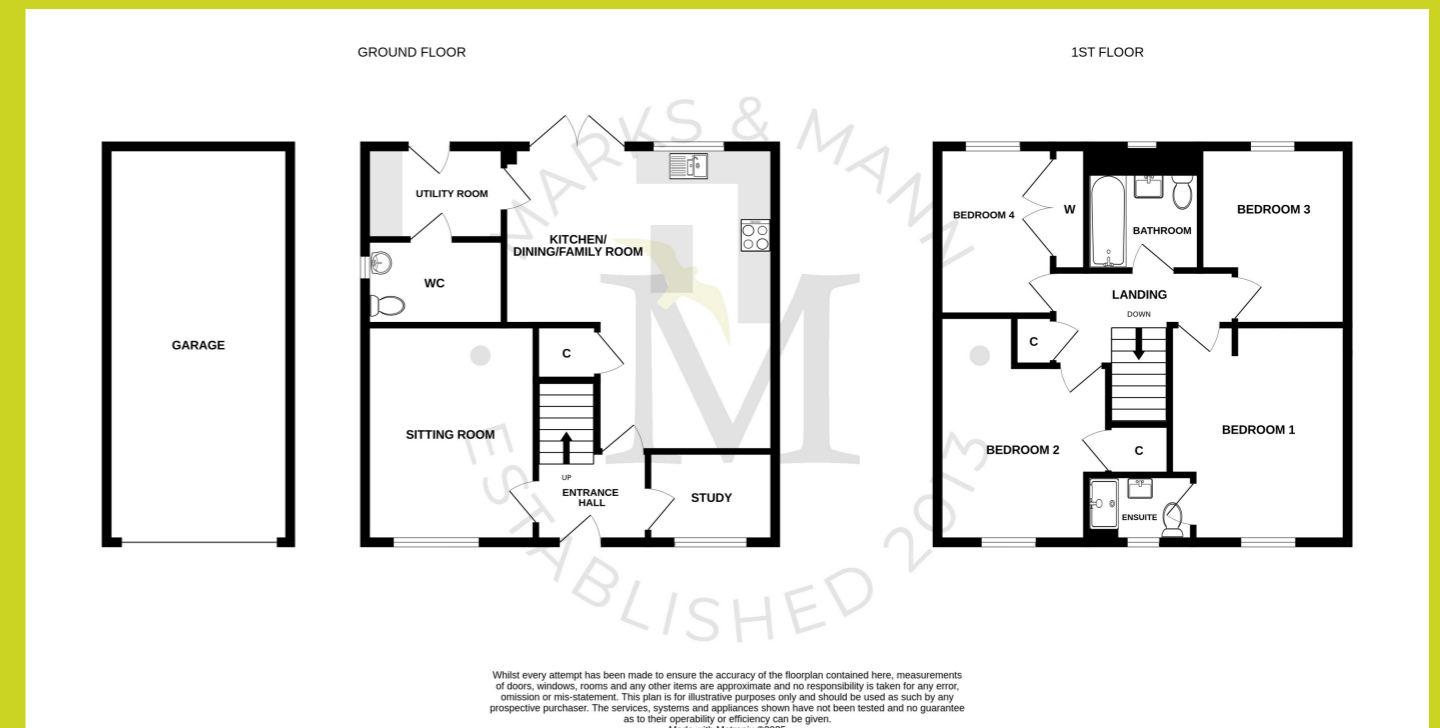
## Cunningham Drive, Eye

### Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

