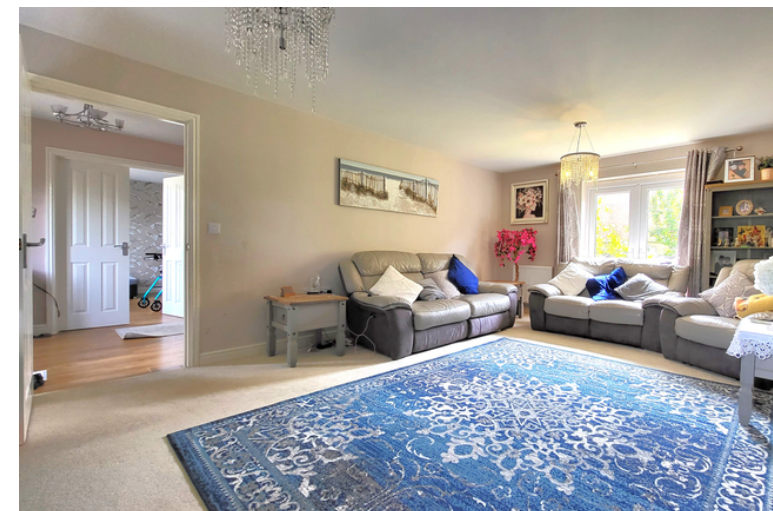
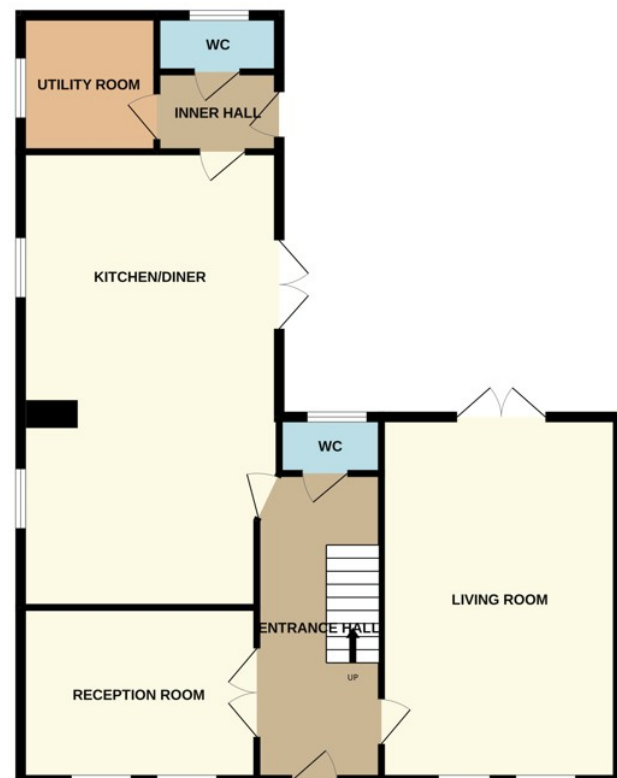




38 Thorney Road, Eye PE6 7XQ

£490,000



*** 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.

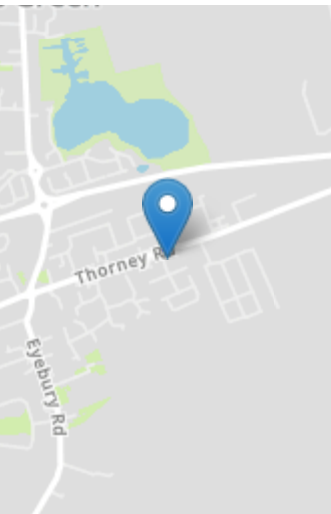
GARAGE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	