



Rosedale
PROPERTY AGENTS

'Making your move easier'

38 Thorney Road, Eye PE6 7XQ

£499,995

ENTRANCE

Door to front, stairs to first floor.

CLOAKROOM

3' 1" x 3' 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

Doors 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 rear.

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 rear.

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.

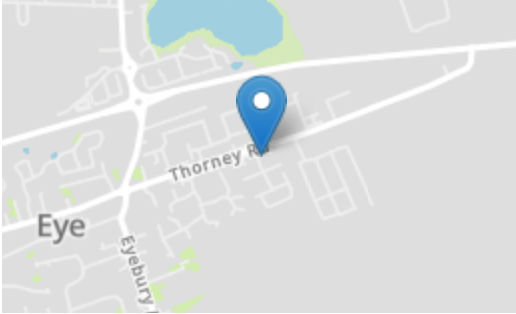
BEDROOM 5

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

OUTSIDE

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		