Thorney Road

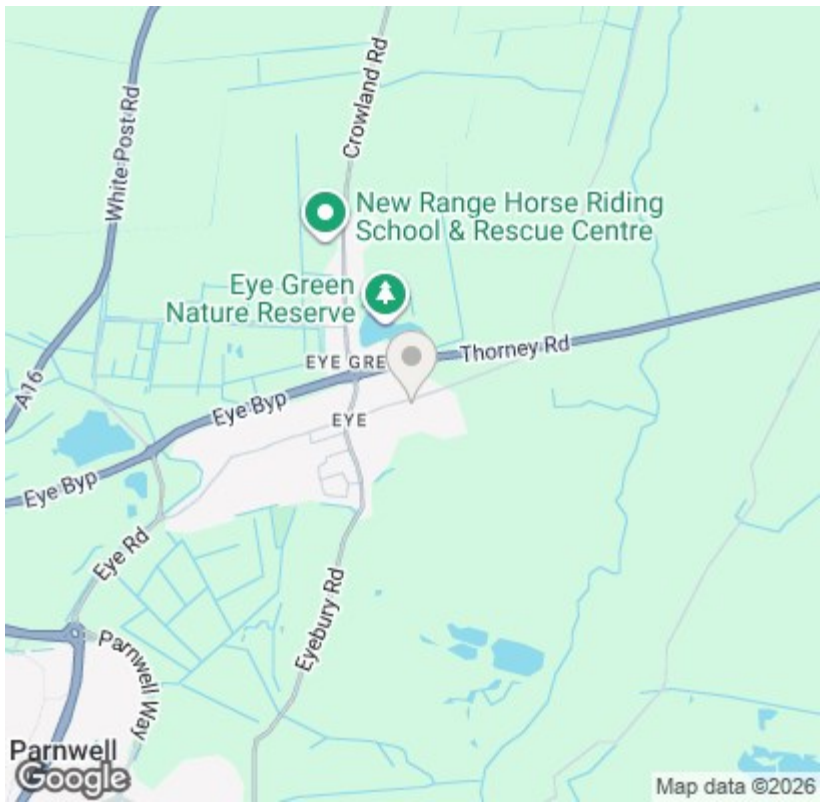
Eye, Peterborough, PE6 7XQ

5 3 2 B

Guide Price £480,000 - Freehold, Tax Band - F

Floor Plan

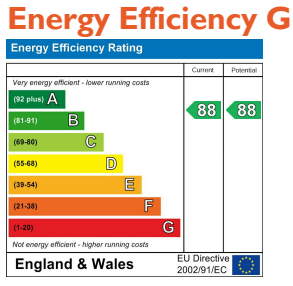
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Thorney Road

Eye, Peterborough, PE6 7XQ

Nestled in the charming village of Eye, Peterborough, this exceptional detached family home on Thorney Road offers a perfect blend of modern living and convenience. Originally built in 2022, this property boasts over 2000 square feet of versatile accommodation, making it an ideal choice for families seeking space and comfort.

Upon entering, you are greeted by a welcoming and spacious reception hallway, a two piece suite cloakroom, and a spacious living room perfect for relaxation. Double doors open into a dining room or study, providing flexibility for your lifestyle needs. At the heart of the home lies a contemporary kitchen and breakfast room, complemented by an additional snug or family area, creating a warm and inviting atmosphere for gatherings. A separate utility room and another modern cloakroom with a two-piece suite add to the practicality of this well-designed home. The first floor features a galleried landing that leads to five bedrooms, including two with en-suite shower rooms ensuring privacy and convenience for family members or guests. A stylish three-piece suite family bathroom completes the upper level, catering to the needs of the household. Externally, the property offers ample parking with a double-width driveway leading to a double garage, providing secure storage for vehicles. The rear garden is a delightful retreat, featuring an enclosed space with a patio area and a charming tiki hut, perfect for alfresco dining and entertaining during the warmer months. With pedestrian access to local shops, services, and amenities, this superb family home is not only a sanctuary but also a gateway to the vibrant community of Eye. The property does fall into the school catchment area for Arthur Mellows College. This property is a must-see for those seeking a modern, spacious, and well-located family residence.

Entrance Hall
2.36 x 4.94 (7'8" x 16'2")

WC
1.76 x 0.89 (5'9" x 2'11")

Living Room
4.05 x 5.97 (13'3" x 19'7")

Dining Room
3.89 x 3.00 (12'9" x 9'10")

Kitchen Breakfast Room
4.40 x 7.84 (14'5" x 25'8")

Hallway
1.94 x 1.27 (6'4" x 4'1")

WC
1.94 x 1.01 (6'4" x 3'3")

Utility Room
2.33 x 2.36 (7'7" x 7'8")

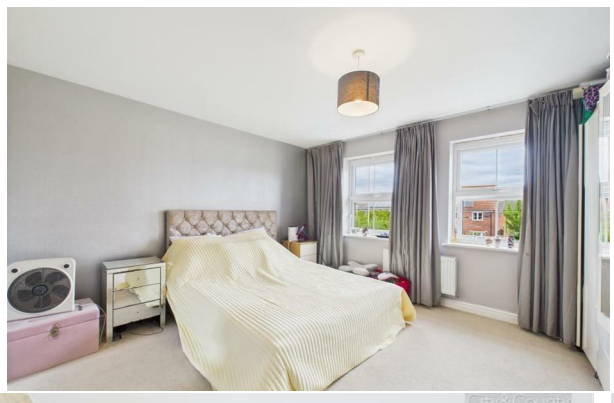
Landing
3.64 x 3.52 (11'11" x 11'6")

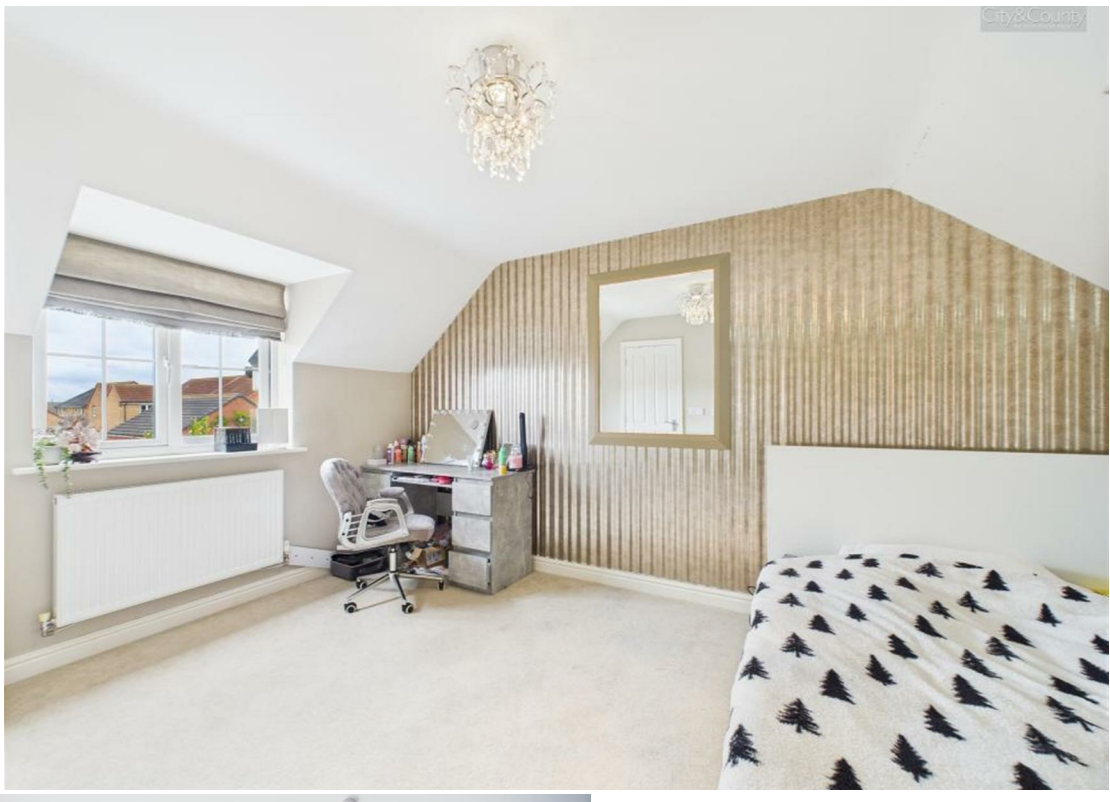
Master Bedroom
4.13 x 3.68 (13'6" x 12'0")

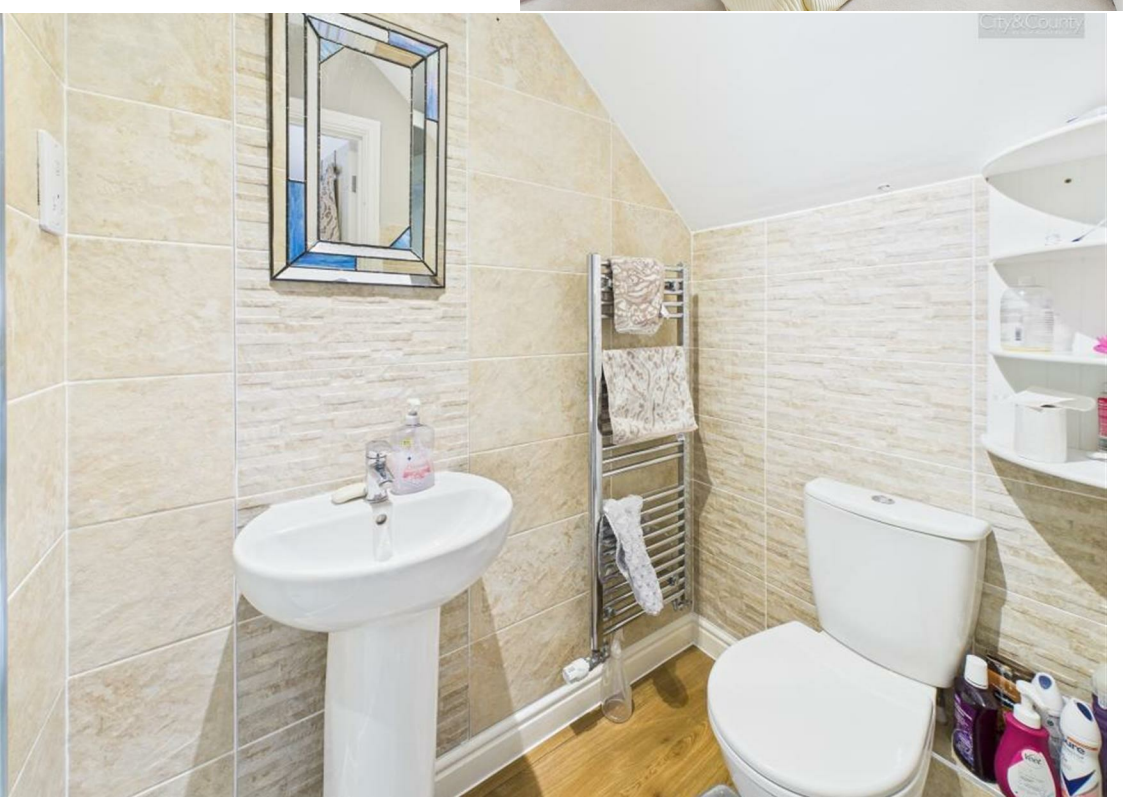
En-Suite To Master Bedroom
1.96 x 2.22 (6'5" x 7'3")

Bedroom Two
4.41 x 2.96 (14'5" x 9'8")

En-Suite To Bedroom Two
2.45 x 1.06 (8'0" x 3'5")







Bathroom
2.48 x 2.70 (8'1" x 8'10")

Bedroom Three
3.75 x 3.56 (12'3" x 11'8")

Bedroom Four
2.58 x 2.78 (8'5" x 9'1")

Bedroom Five
2.49 x 2.31 (8'2" x 7'6")

EPC - B
88/88

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Heat Pump Air Source
Internet connection: Fixed Wireless
Internet Speed: up to 1800Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.