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4 The Crescent
Eye Peterborough PE6 7TF

Guide price £245,000

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**Guide Price - £245,000 - £255,000

Situated in the ever-popular village of Eye, this well-presented three-bedroom semi-detached home is offered to the market with No Forward Chain, presenting an excellent opportunity for first-time buyers, growing families and home movers alike.

Enjoying spacious and versatile accommodation throughout, the property benefits from a recently installed block paved driveway providing ample off-road parking for multiple vehicles, a beautifully maintained south-facing rear garden and excellent access to local amenities, well-regarded schools and transport links.

Upon entering, you are welcomed by a bright entrance hall with cloakroom/WC and staircase leading to the first floor. The generous lounge enjoys a pleasant front aspect and features a gas fire, creating a cosy living space for the whole family. To the rear, the kitchen/diner spans almost 20ft in width and offers a range of fitted units, an integrated oven and gas hob, along with ample dining space. Completing the ground floor is a spacious conservatory overlooking the rear garden, providing the perfect space for entertaining or relaxing year-round.

The first floor comprises two excellent double bedrooms, a comfortable single bedroom and a family bathroom, offering practical accommodation for modern family living.

Externally, the property continues to impress. The front features a recently installed block paved driveway providing parking for multiple vehicles. To the rear is a beautifully landscaped south-facing garden, enclosed by timber fencing and enjoying resin patio and lawned areas, attractive feature borders and a selection of mature fruit trees including apple, pear and cherry. A substantial timber shed provides useful additional storage.

Further benefits include uPVC double glazing throughout and gas central heating.

Eye remains one of Peterborough's most sought-after villages, offering a wonderful balance of countryside living with excellent convenience. The village benefits from a range of amenities including local shops, convenience stores, public houses, takeaways, healthcare facilities, parks and regular bus services into Peterborough City Centre.

Families are particularly drawn to the area due to its excellent schooling options, including primary schools within the village and catchment for the highly regarded Arthur Mellows Village College. The school was previously rated Outstanding by Ofsted and, following its most recent inspection, received Outstanding judgements in Behaviour & Attitudes, Personal Development, Leadership & Management and Sixth Form Provision, with Quality of Education rated Good.

Entrance Hall - 10’7 x 6’3

Tiled flooring, radiator, uPVC double glazed window facing the side, stairs to first floor landing, composite front door.

W/C - 4’7 x 2’10

Vinyl flooring, radiator, frosted uPVC double glazed window facing the side.

Lounge - 11’11 x 13’3

Carpeted flooring, radiator, uPVC double glazed window facing the front, gas fire.

Kitchen/Diner - 10’10 x 19’10

Tiled flooring, radiator, uPVC double glazed window facing the side. Fitted wall and base units, single sink with drainer and mixer tap, space for washing machine, integrated electric oven with four ring gas hob.

Conservatory - 8’3 x 13’8

Tiled flooring, radiator, uPVC double glazed construction.

Landing - 9’0 x 7’11

Carpeted flooring, uPVC double glazed window facing the side.

Bedroom One - 11’11 x 11’7

Carpeted flooring, radiator, two uPVC double glazed windows facing the front.

Bedroom Two - 9’9 x 13’1

Carpeted flooring, radiator, two uPVC double glazed windows facing the rear, two double built in wardrobes.

Bedroom Three - 8’8 x 7’11

Carpeted flooring, radiator, uPVC double glazed window facing the side.

Garden -

South facing garden enclosed by timber lap fencing, resin patio & lawn area with feature borders surrounding. Apple, pear & cherry trees. Wooden shed 11’9 x 7’9.

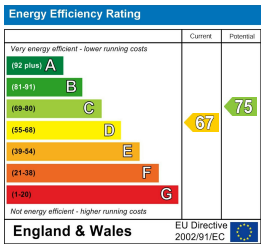
Front -

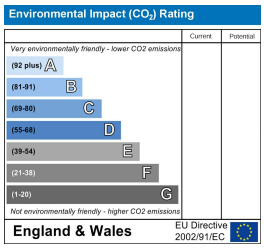
Block paved driveway for multiple vehicles.

Area Map

Floor Plans

Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract