



**FITZJOHN**  
SALES & LETTINGS

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## 31 Eye Road Peterborough PE1 4SA

Guide price £350,000



An individual detached family home located within easy reach of road links and the City Centre. This property has been extended and has a loft conversion providing more living accommodation. Benefiting from three reception rooms, gas central heating, UPVC double glazing, four bedrooms, en suite and dressing room, office, utility room, conservatory, kitchen breakfast room, oversized single garage and gardens. \*\*\* AN EARLY VIEWING IS A MUST \*\*\*



**Entrance Hall**  
Storage cupboard, radiator, fitted carpet, power point(s), coving to artexed ceiling with ceiling light, storage and meter cupboard, door to:

**Bedroom 1** 3.53m (11'7") x 3.06m (10'1")  
Window to front, radiator, fitted carpet, power point(s), coving to artexed ceiling with ceiling light, open plan to Dressing Area, open plan to En-suite, door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and close coupled WC, tiled surround, fitted carpet, coving to artexed ceiling with recessed ceiling spotlights.

**Dressing Area** 1.65m (5'5") x 1.02m (3'4") Built in wardrobes.

**Bedroom 3** 3.82m (12'6") x 3.06m (10'1")  
Window to front, radiator, fitted carpet, power point(s), coving to artexed ceiling with ceiling light, ornamental fireplace with cast-iron.

**Stairs / Snug** 2.71m (8'11") x 2.36m (7'9")  
Window to side, radiator, fitted carpet, coved ceiling with ceiling light, power points, carpeted stairs to first floor landing.

**Bathroom**  
Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and close coupled WC, tiled surround, window to side, heated storage cupboard, laminate flooring, panelled walls, coving to artexed ceiling with ceiling spotlights, heated towel rail, extractor fan.

**Cloakroom**  
Fitted with two piece suite comprising, pedestal wash hand basin and close coupled WC, tiled splashback, radiator, tiled flooring, coving to artexed ceiling with ceiling light, extractor fan, door to:

**Utility** 2.27m (7'5") x 2.08m (6'10")  
Butler style sink unit, plumbing for automatic washing machine, power points, space for fridge/freezer, window to side, storage cupboard with wall mounted gas radiator heating boiler.

**Dining Room** 4.32m (14'2") x 3.00m (9'10")  
Window to side, radiator, laminate flooring, power point(s), dado rail with pendant light, open plan to Lounge, door to:

**Office** 2.71m (8'11") x 2.33m (7'8")  
Window to side, radiator, fitted carpet, telephone point(s), power point(s), coved ceiling with ceiling light.

**Kitchen/Breakfast Room** 5.31m (17'5") x 2.80m (9'2")  
Fitted with a matching range of base and eye level units with worktop space over, glazed display units, 1+1/2 bowl stainless steel sink unit with mixer tap, over-unit lighting, built-in dishwasher, space for fridge/freezer, fitted electric double oven, built-in gas hob with extractor hood over, window to side, radiator, power point(s), coving to artexed ceiling with recessed ceiling spotlights, tiled splashbacks.

**Lounge** 6.53m (21'5") x 3.96m (13')  
Radiator, fitted carpet, TV point, power point(s), dado rail, artexed ceiling with pendant lights, open plan to:

**Conservatory**  
Half brick and uPVC double glazed construction with polycarbonate roof, three windows to side, seven windows to opposite side, eight windows to rear, radiators, fitted carpet & tiled flooring, TV point, power point(s), wall light(s), double door to rear, single door to side.

**Inner Hallway**  
Radiator, tiled flooring, coving to artexed ceiling with ceiling light, door to side.

**First Floor Landing**  
Skylight, fitted carpet, sloping ceiling with recessed ceiling spotlights, door to:

**Bedroom 2** 5.85m (19'2") x 3.42m (11'3") max  
Dormer window to rear, skylight, radiator, fitted carpet, TV point, power point(s), sloping ceiling with recessed ceiling spotlights.

**Bedroom 4** 3.98m (13'1") max x 3.70m (12'2")  
Dormer window to rear, radiator, fitted carpet, TV point, internet point, power point(s), sloping ceiling with recessed ceiling spotlights.

**Cloakroom**  
Skylight, fitted with two piece suite comprising, wash hand basin and close coupled WC, tiled splashback with recessed ceiling spotlights, heated towel rail.

**OUTSIDE**  
A large established front garden has a gravel driveway leading to dated access and over sized single (sectional) garage. A variety of shrubs trees and borders and steps leading up to entrance door with outside lighting. There is a good sized established rear garden which is mainly laid to lawn with patio seating area, outside tap and power.

## Area Map



## Floor Plans



## Energy Efficiency Graph

