



Linden Court, Eye, IP23 7DU

An attractive four bedroom detached family home tucked away in a small meadow in the popular village of Eye. The property further benefits from no onward chain.

- No onward chain
- Four double bedrooms
- Three reception rooms
- Two en-suites and family bathroom
- Double garage
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.

£600,000



Property Description

Situation

Tucked away in a mews with just four other houses in which is off a small road nestled in the heart of the town centre, the property enjoys a pleasing position surrounded by attractive properties within a short stroll of amenities and facilities including the Hartismere school. The historic market town of Eye is situated on the north Suffolk border within the beautiful countryside surrounding the Waveney Valley, the town offers a diverse range of many day to day amenities and facilities whilst being 5 miles to south of Diss having a more extensive range of amenities/facilities and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich

Description

This attractive four bedroom detached home has a wealth of accommodation spread over two floors and is built of traditional cavity brick and block construction under a pitched interlocking tile roof whilst further benefitting from gas central heating. The ground floor has an abundance of space in the form of the main lounge, office/study, cloakroom, a second reception room and the large kitchen diner which has a utility off it as well. For anyone looking for somewhere they could adapt to have a downstairs bedroom and wash facilities this home provides exactly that. On the first floor is where you find all of the bedrooms and the family bathroom, all four bedrooms will accommodate a double bed and clothes storage with the master and second bedrooms being extremely generous in size, they also further benefit from access to their own en suite shower rooms.

Externally

As mentioned the property is tucked away in a mews with just four other houses with a good amount of space between them. The home is approached via a driveway providing off road parking for multiple cars and leads up to a double garage. To the front you also have a small lawned area and a sloped pathway leading the way to the front door. The main garden which wraps around the home is enclosed by panel fencing and brick walling and is mainly laid to lawn with patio area as well. The perimeter of the garden is further enclosed by foliage which provides a great deal of privacy.

The rooms are as follows:

ENTRANCE HALL: Double glazed windows to front aspect, stairs rising to first floor level. Laminate style flooring.

LOUNGE: 17' 1" x 10' 3" (5.21m x 3.12m) Double glazed window to front aspect and French doors giving views and access onto the rear gardens. Fireplace to side with cast iron fire basket upon a 0.75" slate hearth.

OFFICE/STUDY: 7' 6" x 8' 7" (2.29m x 2.62m) Double glazed window to front.

CLOAKROOM/WC: 3' 1" x 7' 11" (0.94m x 2.41m) Double glazed window to side comprising low level wc and hand wash basin. Part panelled walls.

RECEPTION ROOM TWO: 9' 10" x 9' 11" (3.00m x 3.02m) Double glazed window to rear aspect.

KITCHEN/DINER: 16' 3" x 14' 9" (4.95m x 4.50m) With window to side aspect being a generous room with space for dining table and chairs, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset gas hob with extractor

above, inset ceramic sink with drainer, tiled splashback, integrated double oven, dishwasher. French doors providing access to the gardens. Brick fireplace to side upon a tiled hearth. Laminate flooring.

FIRST FLOOR LEVEL - LANDING:

With window to the front aspect, giving access to the three bedrooms, bathroom and loft space above.

BEDROOM ONE: 16' 3" x 14' 9" (4.95m x 4.50m) A double aspect with windows to side and rear, being a generous double bedroom having the luxury of en-suite facilities.

EN-SUITE: 5' 2" x 5' 3" (1.57m x 1.61m) Comprising shower cubicle, low level wc and hand wash basin. Window to side. Part panelled walls.

BEDROOM TWO: 17' 1" x 10' 4" (5.21m x 3.15m) Having a double aspect with windows to front and rear, en-suite facilities to side.

EN-SUITE: 5' 5" x 4' 4" (1.65m x 1.32m) With window to rear aspect, comprising shower cubicle, low level wc and hand wash basin. Part panelled walls.

BEDROOM THREE: 10' 0" x 9' 10" (3.05m x 3.00m) With window to rear aspect.

BEDROOM FOUR: 10' 3" x 8' 7" (3.12m x 2.62m) With window to front aspect.

FAMILY BATHROOM: Comprising panelled bath, high level wc, hand wash basin. With window to side aspect. Part panelled walls.

AGENTS NOTE: The loft space is a large area and could be a good opportunity to convert subject to the necessary consents.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating - TBC

Council Tax Band - E

Tenure - freehold

OUR REF: 8320



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

