



Magdalen Street, Eye, IP23 7AJ

Guide Price £425,000 - £450,000

A charming four bedroom detached cottage situated just on the outskirts of the village of Eye that really is the perfect blend of character and modern appeal.

- Four bedrooms
- Large Kitchen/diner
- Upvc double glazed windows
- Freehold
- Tucked away position
- Gas central heating
- Council Tax Band D
- Energy Efficiency Rating D.



Property Description

Situation

Found towards the outskirts of the town centre the property is located upon Magdalen Street in a private setting yet still within short walking distance of amenities and facilities. The historic and thriving market town of Eye is situated on the north Suffolk borders within the beautiful countryside surrounding the Waveney Valley. The town still retains a strong and active local community whilst having an excellent range of many day to day amenities and facilities. Found 8 miles to the south of Diss with the latter offering an extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This charming four bedroom detached cottage situated just on the outskirts of the village of Eye really is the perfect blend of character and modern appeal. The current owner has lovingly improved this home over the years by redecorating throughout, installing a new utility, a new bathroom and replacing the windows with double glazed, sealed unit upvc windows. As mentioned whilst having undergone an extensive modernisation, the owner has been thoughtful to retain much of the charming character an older home like this possesses with exposed beams and brick fireplaces.

Externally

The property is set back from the road approached via a shared driveway that provides off-road parking for multiple vehicles to the front and rear of the timber garage. The main gardens lie to the side of the property and are of a good size being predominantly laid to lawn and enclosed by a mixture of brick wall, panel fencing and bamboo fencing. The garden has been landscaped with boarders, beds, a hardstanding concrete area, two decking areas and a shingle area, there is also a shed which will remain. To the rear of the cottage is a useful area of garden, enclosed and private currently set up as a vegetable patch.

The rooms are as follows

CONSERVATORY: Timber frame construction with solid wood floors and single glazed windows and doors.

KITCHEN/DINER: Eye and base level units with solid wood worktops with an inset double butler sink, exposed beams, solid wood floors, space for appliances including dishwasher, fridge freezer and range style cooker (the dishwasher and cooker could remain), radiator, double glazed window to side aspects

SITTING ROOM: Solid wood floors, double glaze window to rear aspect, fireplace with inset log burner (only just over three years old with approx 22 years guarantee remaining according to the owner), stairs rising to first floor.

BEDROOM FOUR: Double glazed window to side aspect and door to downstairs wc. A Double bedroom with en-suite toilet and sink.

UTILITY: Eye and base level units, roll edge worksurfaces over with inset stainless steel sink and drainer with a flexi hose tap, wall mounted gas boiler, double glazed window to side aspect, solid oak door to the garden.

BATHROOM: The owner stipulates that this was installed less than one year ago, entered via a solid oak door with tiled floor and walls, large single bath with rainfall shower head over, wash hand basin, low-level wc, obscure double glaze window to side aspect.

LANDING: Split level landing, providing access to:

BEDROOM ONE: Double glazed window to front aspect, radiator, exposed brick fireplace.

BEDROOM TWO: Double glazed window to rear aspect.

BEDROOM THREE: Double glazed window to side aspect, radiator.

OUR REF: 8247



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

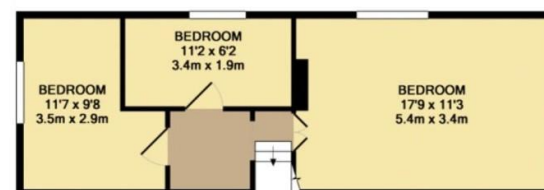
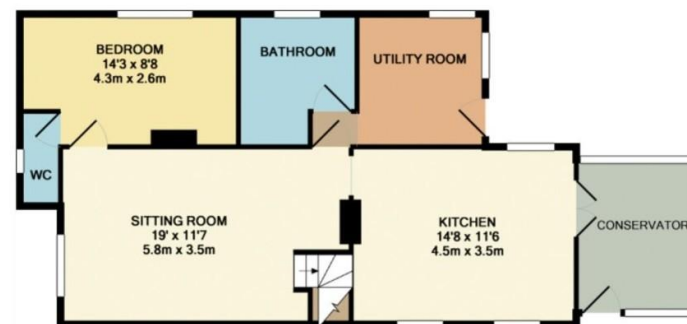
Diss

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.



TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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