



**Elizabeth Way, Eye, IP23 7HR**  
**Guide Price £250,000**



This stunning semi-detached three bedroom house has been beautifully upgraded and enhanced. Offering over 800 sq ft of spacious and comfortable living space. Nestled in a small close and within walking distance of the town centre, this property enjoys a delightful location.

# Elizabeth Way, Eye

## Key Features

- Significantly enhanced & upgraded
- Presented in an immaculate decorative order
- Westerly facing rear gardens
- Walking distance to town centre
- Landscaped gardens
- Freehold
- Council Tax Band B
- Energy Efficiency Rating C.

## Situation

Located on Elizabeth Way, this property offers a pleasing position in a small, quiet and friendly close. It is surrounded by similar attractive properties and is just a short walk away from the town centre. Eye, a traditional and historic market town, is situated on the north Suffolk borders amidst the beautiful countryside of the Waveney Valley. The town boasts a rich history and a variety of period and attractive properties, while maintaining a strong and active local community. It also offers a good range of day-to-day amenities and facilities. Just 8 miles to the north, the market town of Diss provides even more extensive facilities and the added convenience of a mainline railway station with regular and direct services to London Liverpool Street.

## Description

This property is a charming three bedroom semi-detached house that was built in the 1980s of timber frame construction under a pitched interlocking tiled roof. The heating is provided by a recently replaced gas fired combination boiler which warms the rooms efficiently via radiators. Inside, the property offers spacious living with well-proportioned rooms that are filled with an abundance of natural light. The entire property has been tastefully redecorated and boasts modern sanitary ware and an impressive new kitchen, creating a delightful and inviting atmosphere.

## Externally

The gardens of this property are truly a standout feature. They have been beautifully landscaped, with a paved patio area that leads to an area of lawn. From there you can step onto a raised decking area, perfect for alfresco dining. The impressive brick built barbecue and adjacent outside bar add to the appeal. Additionally, there is a conveniently sized timber shed with an attached potting shed. The gardens also benefit from a south westerly aspect, ensuring they are a sun-filled sanctuary throughout the day.



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The rooms are as follows:

## ENTRANCE HALL:

A pleasing first impression with access via a upvc double glazed door to front, arch connecting to kitchen with pantry cupboard to side. Stairs rising to first floor level.

## KITCHEN: 8' 3" x 9' 2" (2.51m x 2.79m)

Having just recently been installed and beautifully presented, the kitchen offers a good range of storage space, with oak work surfaces and integrated appliances. Arch giving open plan living to the dining area.

## RECEPTION ROOM ONE: 12' 6" x 10' 0" (3.81m x 3.05m)

With window to the front aspect and sliding doors leading through to the dining area and views through to the rear gardens.

## RECEPTION ROOM TWO: 12' 6" x 9' 0" (3.81m x 2.74m)

Connected with the kitchen and serving well as a dining area, LVT flooring flowing through and with French UVPC doors opening onto the rear gardens.

## FIRST FLOOR LEVEL - LANDING: Giving access to the three bedrooms and bathroom.

## BEDROOM ONE: 9' 5" x 12' 8" (2.87m x 3.86m)

A generous sized principal bedroom, with window to the front aspect.

## BEDROOM TWO: 12' 3" x 6' 5" (3.73m x 1.96m)

Window overlooking the rear gardens and being a double bedroom.

## BEDROOM THREE: 8' 2" x 7' 1" (2.49m x 2.16m)

A good sized third bedroom, with window to front and built-in storage cupboard to side

## BATHROOM: 8' 9" x 5' 8" (2.67m x 1.73m)

A modern suite comprising panelled bath, corner tiled shower cubicle, wc, wash hand basin and heated towel rail.

## SERVICES:

Drainage - mains

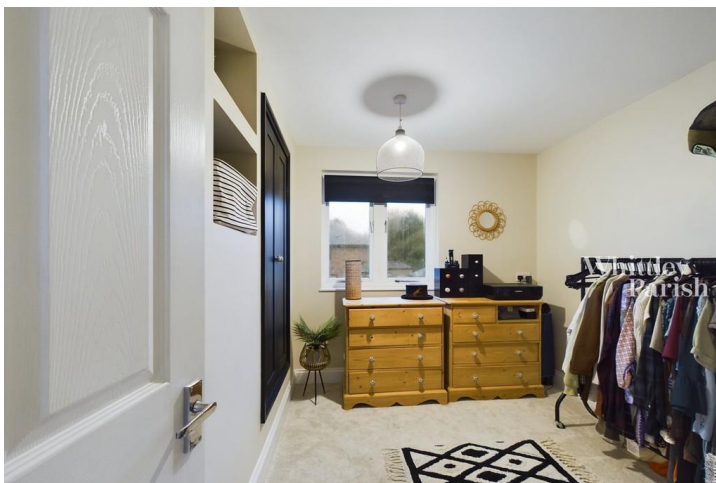
Heating - gas

EPC Rating - C

Council Tax Band - B

Tenure - freehold

**OUR REF:** 8410



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