



**Highfield, Eye, IP23 7BP**  
**Guide Price £285,000 - £300,000**



Enjoying a pleasing position being within walking distance to amenities, this two/three bedroom chalet is well presented benefitting from single garage, off-road parking and no onward chain.

# Highfield, Eye

## Key Features

- 2/3 bedrooms
- Well presented throughout
- Single garage
- Walking distance to amenities
- No onward chain
- Over 800 sq ft
- Council Tax Band C
- Freehold
- Energy Efficiency Rating F.

## Situation

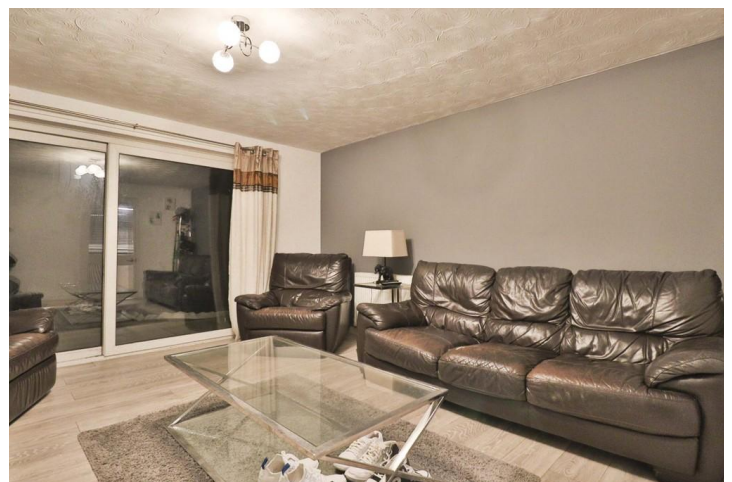
Well located close to the heart of Eye the property is found within a popular and sought after residential area still being within walking distance of the many amenities and facilities this boutique town has to offer. Eye is an attractive and historic market town found on the north Suffolk borders and within the heart of the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities whilst lying only 4 or so miles to the south of Diss with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises a two/three bedroom detached chalet having been built in the late 1960s of traditional brick and block cavity wall construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation and giving versatile living at both ground and first floor levels in the regions of 800 sq ft.

## Externally

The property is set back from the road being approached via a hardstanding driveway providing off-road parking leading to the single garage. The main gardens lie to the rear of the property being predominantly laid to lawn with patio area creating an excellent space for alfresco dining, whilst all being enclosed by panel fencing.



## Highfield, Eye

The rooms are as follows:

### **ENTRANCE HALL:**

Space for shoes and coats giving access to reception room and bedroom three, two storage cupboards to side.

### **RECEPTION ROOM:** 12' 5" x 14' 10" (3.80m x 4.53m)

A bright and spacious reception room giving access to kitchen, enjoying views and access onto the rear gardens via French doors.

### **KITCHEN:** 14' 8" x 6' 7" (4.48m x 2.01m)

With two windows to front, the kitchen offers a good range of wall and floor units, work surfaces, electric oven with four ring hob, one and a half bowl stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for white goods and external door to side.

### **BEDROOM THREE/RECEPTION ROOM TWO:** 8' 3" x 8' 0" (2.54m x 2.45m)

With window to rear, lending itself for a number of purposes including second reception, office or third bedroom.

### **FIRST FLOOR LEVEL - LANDING:**

Giving access to two bedrooms and bathroom. Loft space above.

### **BEDROOM ONE:** 14' 5" x 8' 1" (4.40m x 2.48m)

With window to rear being a large double bedroom.

### **BEDROOM TWO:** 11' 10" x 9' 7" (3.62m x 2.93m)

With window to front being double bedroom having built-in wardrobes.

### **BATHROOM:** 6' 10" x 5' 2" (2.09m x 1.58m)

With window to side comprising panelled bath, low level wc and hand wash basin over vanity unit. Tiled splashbacks.

**VIEWINGS:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8173



# Highfield, Eye

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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