



## Magdalen Street, Eye, IP23 7AJ

**£250,000**

Presented in a most excellent decorative order, this charming 3 bedroom period cottage is centrally located within the town centre. Offering spacious accommodation in the regions of 800 sq ft, having off-road parking and southerly facing rear gardens.

- **\*\*VENDOR FOUND ONWARDS\*\***
- Southerly facing rear gardens
- Character and charm
- High specification
- Ground floor WC
- Council Tax Band B
- Freehold
- Energy Efficiency Rating C.



## Property Description

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### 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 3 bedroom cottage is believed to date back to the late 1800's and was the subject of a significant refurbishment programme in 2017. Now offering spacious and stylish accommodation in the regions of 800 sq ft, heated by a modern gas fired combination boiler via radiators. Throughout the property is presented in a most excellent decorative order having a high quality of fixtures and fittings with good versatile living space.

### Externally

The property is set back from the road approached via a shared shingle driveway leading to rear boundaries of the property and with two off-road parking spaces. The main gardens lie to the rear of the property and are of a good size being predominantly laid to lawn and of low maintenance enjoying a southerly aspect enclosed by timber fencing with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows

**ENTRANCE HALL:** Access via a storm porch to front, measuring 4' 7" x 5' 0" (1.40m x 1.53m) A pleasing spacious first impression with oak internal doors giving access to the wc and double storage cupboard to side.

**WC:** 5' 1" x 3' 11" (1.56m x 1.21m) 5' 1" maximum measurements x 3' 11" (1.56m maximum measurements x 1.21m). With a modern suite in white comprising low level wc and wash hand basin.

**RECEPTION ROOM:** 12' 0" x 11' 7" (3.67m x 3.55m) A light, bright and airy room with two upvc double glazed sash windows to front. A particular focal point being the fireplace to side with exposed red brick and inset cast iron wood burning stove. Oak engineered flooring and arch connecting through to the kitchen area.

**KITCHEN/DINER:** 12' 2" x 16' 2" (3.72m x 4.94m) An impressive southerly facing room with views and access onto the rear gardens via bi-folding doors. The kitchen area offers a good range of wall and floor unit cupboard space with quartz work surfaces and integrated appliances comprising dishwasher, washing machine, four ring electric hob with extractor above, oven to side, fitted combi oven and fitted fridge/freezer.

**FIRST FLOOR LEVEL:**

**LANDING:** Giving access to the three bedrooms and bathroom via oak internal doors.

**BEDROOM ONE:** 11' 10" x 9' 9" (3.61m x 2.98m) Found to the rear of the property and being an impressive principle bedroom with vaulted ceilings extending to 10' 7" (3.25m) in height and with Juliet balcony and window to the southerly aspect.

**BEDROOM TWO:** 11' 11" x 8' 11" (3.65m x 2.74m) Another double bedroom found to the front of the property.

**BEDROOM THREE:** 6' 3" x 6' 11" (1.92m x 2.13m) A single bedroom with window to the front aspect.

**BATHROOM:** 8' 5" x 5' 10" (2.58m x 1.80m) A modern and contemporary matching suite in white with P shaped bath and double headed shower over, wash hand basin over vanity unit, low level wc and heated towel rail.

**OUR REF:** 8211



## Viewing Arrangements

Strictly by appointment

## Contact Details

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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.

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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 misstatement. 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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