



**Maple Way, Eye, IP23 7BS**  
**Guide Price £220,000 - £230,000**



A three double bedroom house located at the end of a close taking in beautiful countryside views. This well proportioned property is also well situated for access to local amenities.

# Maple Way, Eye

## Key Features

- Far reaching field views
- Over 900 sq ft
- 3 double bedrooms
- First floor bathroom
- Walking distance to amenities
- Downstairs wc
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

## Situation

Located to the north of Eye the property is found within short proximity of the many amenities and facilities this historic town has to offer. Eye is an established and independent town offering a beautiful assortment of many period and historic buildings steeped in history whilst retaining a strong and active local community. The town is found on the north Suffolk borders within the beautiful countryside surrounding the Waveney Valley and being some 6 miles or so from the market town of Diss where one can find a more extensive and diverse range of amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Description

The property comprises a three bedroom mid-terrace house having been built in the 1970's and of traditional construction under a pitched interlocking tiled roof and with the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Internally the accommodation is well laid out having well-proportioned rooms all flooded by plenty of natural light in essence the accommodation stretches to 900 sq ft.

## Externally

The property is set back off the road upon a small no-through close. To the front there are nominal gardens laid to lawn whilst the main gardens are found to the rear being of a generous size and backing onto the open rural countryside giving pleasing far reaching views.



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The rooms are as follows:

**ENTRANCE HALL:** Access via upvc double glazed frosted door to front. Access to the reception room, kitchen, shower room and stairs rising to first floor level, (deep under stairs storage cupboard to side).

**RECEPTION ROOM/LOUNGE/DINER:** 11' 6" x 21' 4" (3.51m x 6.51m)

A bright and spacious double aspect room with window to front and upvc French doors to rear giving external access onto the rear gardens. Arch to side connecting through to the kitchen.

**KITCHEN:** 9' 8" x 7' 5" (2.95m x 2.26m)

With window to rear and offering a range of wall and floor unit cupboard space with roll top work surfaces and inset stainless steel sink with drainer and mixer tap. Space/plumbing for automatic washing machine/tumble dryer, four ring gas hob with double oven below and space for extractor above.

**DOWNSTAIRS WC:** 5' 11" x 7' 9" (1.81m x 2.36m)

With frosted window to the front aspect, low level wc, wash hand basin, plumbing for a shower to be installed.

**FIRST FLOOR LEVEL - LANDING:** Giving access to the three bedrooms and bathroom. Access to loft space above.

**BEDROOM ONE:** 11' 7" x 12' 0" (3.53m x 3.66m)

With window to rear having elevated views over the rear gardens and fields beyond. A generous double bedroom.

**BEDROOM TWO:** 11' 6" x 9' 1" (3.51m x 2.77m)

With window to the front aspect and being a spacious double bedroom.

**BEDROOM THREE:** 9' 10" x 7' 7" (3.01m x 2.31m)

With window to the front aspect and although being the smaller of the three rooms still able to cater for a double bed.

**BATHROOM:** 9' 7" x 7' 4" (2.92m x 2.24m)

With frosted window to rear comprising a panelled bath with shower over, low level wc and wash hand basin over vanity unit. Heated towel rail to side.

## SERVICES:

Drainage - mains

Heating - gas

EPC Rating -

Council Tax Band - B

Tenure - freehold

**OUR REF:** 8385



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